

IN OR 1931/747
EX R/W IN OR 375/651
R673314 & R673315 & R673316

NUNEZ GERARDO
95164 CATALINA DR
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0410



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																										
Exterior Wall	30	VINYL 100								0800	02	1,965	140.6400	105.48	207,268	1997	1997	0	0	0	60.00	40.00																											
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 0% - 0										Heated Area: 1965										HX Base Yr																			
Roof Cover	03	COMP SHNGL 100																																															
Interior Wall	05	DRYWALL 100																																															
Interior Floo	14	CARPET 80																																															
Interior Floo	08	SHT VINYL 20																																															
Air Condition	03	CENTRAL 100																																															
Heating Type	04	AIR DUCTED 100																																															
Bedrooms		3 100																																															
Bathrooms		2 100																																															
Frame	02	WOOD FRAME 100																																															
Stories	1.	1. 100																																															
Units		0 100																																															
Quality		05 Quality Level 05																																															
DOR CODE		0200 MOBILE HOME																																															
MAP NUM										MKT AREA		04																																					
NEIGHBORHOOD/LOC		4005.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	1,965	100	1,965	82,907																																													
TOTALS		1,965		1,965		82,907																																											
EXTRA FEATURES										95164 CATALINA DR, FERNANDINA BEACH										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										05/30/2023 MLU									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																																
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800																																	
2	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50	6.50	100	1997	1997	3	73	171																																	
3	0940	SHEDS/PORT	0	0	10	20	200.00	SF	30.00	30.00	100	1997	1997	3	20	1,200																																	
4	0510	GARAGE WD-	0	0	36	36	1,296.00	SF	35.00	35.00	100	1998	1998	3	26	11,794																																	
5	1242	WD DECK A	0	0	0	0	120.00	SF	10.00	10.00	100	2001	2001	3	20	240																																	
6	1242	WD DECK A	0	0	0	0	336.00	SF	10.00	10.00	100	2001	2001	3	20	672																																	
LAND DESCRIPTION										TOTAL OB/XF										16,877																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.86	AC		1.00	1.00	1.00	75,000.00	75,000.00	139,500																																
REVIEW DATE 04/29/2020 BY KWA Total Acres: 1.86 Total Land Value: 139,500 Market: 0 Agricultural: 0 Common: 139,500 PRINTED 08/06/2024 BY SYS																																																	