

SAYERS ANDREW PAUL & SUSAN MARIE
95326 KATHERINE ST
FERNANDINA BEACH, FL 32034

29-2N-28-0330-0014-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	0	NORM	% COND	VALUATION SUMMARY															
Exterior Wall		31	HARDIE BRD 100		0100	01	2,563	110.8800	110.88	284,185	2024				0	0	0.00	100.00	VALUATION BY					STANDARD										
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2025										Heated Area: 2207					HX Base Yr 2025					Tax Group: 4					Tax Dist:				
Roof Cover		05	COMP SHNGL 100																						284,185									
Interior Wall		03	DRYWALL 100																						5,553									
Interior Floor		13	LVT/LAMNT 50																						85,000									
Interior Floor		14	CARPET 50																						374,738									
Air Condition		03	CENTRAL 100																						0									
Heating Type		04	AIR DUCTED 100																						374,738									
Bedrooms			4 100																						50,722									
Bathrooms			2.5 100																						324,016									
Frame		02	WOOD FRAME 100																						374,738									
Stories		2.	2. 100																						289,738									
Units			0 100																						60,000									
Quality		04	Quality Level 04																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA																						04									
NEIGHBORHOOD/LOC		4095.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,245	100	2025	1,245	138,046																													
FGR	483	55	2025	266	29,494																													
FOP	100	30	2025	30	3,326																													
FOP	182	30	2025	55	6,098																													
FUS	962	100	2025	962	106,667																													
STR	48	10	2025	5	554																													
TOTALS		3,020			2,563	284,185																												
EXTRA FEATURES		95326 KATHERINE ST, FERNANDINA BEACH										BLD DATE				LGL DATE		04/23/2025		MLU														
												XF DATE				LAND DATE																		
												INC DATE				AG DATE																		
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	0810	CONCRETE A	0	100	0	0	749.00	SF	6.50	6.50	100	2025	2024		100	4,869																		
2	0476	VF 6 SBPL	0	100	0	0	12.00	LF	32.00	32.00	100	2025	2024		100	384																		
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300																		
LAND DESCRIPTION		TOTAL OB/XF										5,553																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000100	C	RES	100			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000																
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