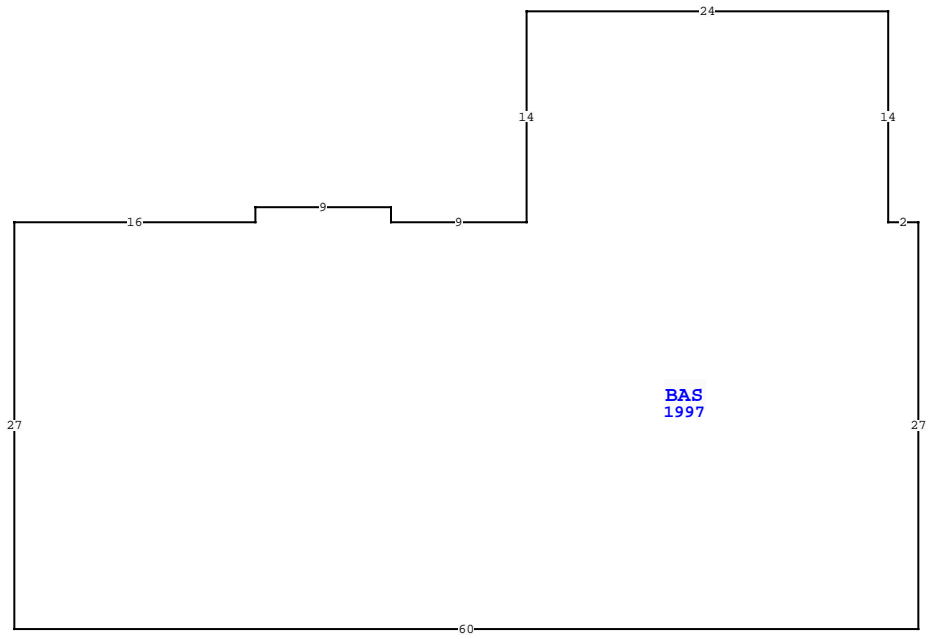


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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	YEAR
BAS	1,965	100	1997
TOTALS	1,965		1,965
			82,214

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,965	140.6400	119.54	234,896	1997	1997	0	0	65.00	35.00		
1 M/H 94+ - 0% - 0 Heated Area: 1965 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			82,214
TOTAL MARKET OB/XF VALUE			16,385
TOTAL LAND VALUE - MARKET			186,000
TOTAL MARKET VALUE			284,599
SOH/AGL Deduction			106,248
ASSESSED VALUE			178,351
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			178,351
TOTAL JUST VALUE			284,599
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			239,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
997319	OTHER	0	07/01/1999
974339	XFOB	7,776	11/01/1997
971768	MH MOVE-ON	0	05/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1931/0747	6/13/2014	SW	U	I	12	30,000

GRANTOR: TD BANK NATIONAL ASSO  
 GRANTEE: NUNEZ GERARDO  
 1882/0311 9/30/2013 CT U I 18 100  
 GRANTOR: CLERK OF COURT  
 GRANTEE: TD BANK NATIONAL AS

EXTRA FEATURES																	
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	79	2,765	
2	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50	6.50	100	1997	1997	3	72	168	
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	25	11,340	
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	

95164 CATALINA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1997] W2 N14 W24 S14 W9 N1 W9 S1 W16 S27 E60 N27S.	

LAND DESCRIPTION										TOTAL OB/XF														
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	000100	C	RES	0		OR	0.00	0.00	1.86	AC		1.00	1.00	1.00	100,000.00	100,000.00	186,000							