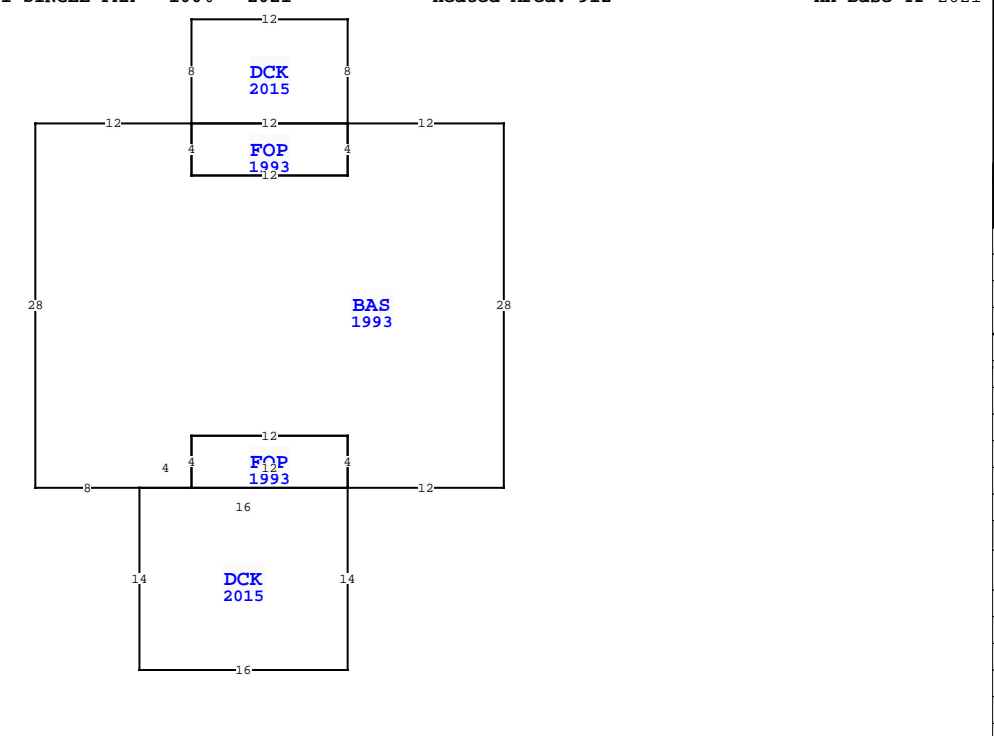


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 80
Interior Floo	13 LVT/LAMNT 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	1 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	972	139.6008	139.60	135,691	1986	2000	0	0	0	12.00	88.00		



Quality	06 Quality Level 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	1993	912	112,037
DCK	96	10	2015	10	1,228
DCK	224	10	2015	22	2,702
FOP	48	30	1993	14	1,720
FOP	48	30	1993	14	1,720
TOTALS	1,328			972	119,408

95128 CATALINA DR, FERNANDINA BEACH

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

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	0940	SHEDS/PORT	0 100	16	20	320.00	SF	20.10	20.10	100	1978	1978	3	20	1,286	
2	0200	BARN WD 0-	0 100	44	14	616.00	SF	20.00	20.00	100	1976	1976	3	20	2,464	
3	0681	POLE SHED	0 100	12	16	192.00	SF	15.00	15.00	100	1978	1978	3	20	576	
4	0681	POLE SHED	0 100	24	32	768.00	SF	15.00	15.00	100	1989	1989	3	20	2,304	
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	

TOTAL OB/XF 8,660

LAND DESCRIPTION																								
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	100		OR	0.00	0.00	3.36	AC		1.00	1.00	0.95	100,000.00	95,000.00	319,200							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			119,408
TOTAL MARKET OB/XF VALUE			8,660
TOTAL LAND VALUE - MARKET			319,200
TOTAL MARKET VALUE			447,268
SOH/AGL Deduction			231,165
ASSESSED VALUE			216,103
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			165,381
TOTAL JUST VALUE			447,268
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			362,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5376	ADDITION	4,896	12/14/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2364/1188	5/27/2020	WD Q	Q	I	01	230,000
GRANTOR: ANDREE MICHAEL R & SE						
GRANTEE: TIMKO MACKENNAH						
2197/0551	5/16/2018	WD Q	Q	I	01	180,000
GRANTOR: CONNOLLY DANIEL F & J						
GRANTEE: ANDREE MICHAEL R &						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W12 DCK=[YR=2015] N8 W12 S8 FOP=[YR=1993] S4 E12 N4 W12 \$ E12 \$ S4 W12 N4 W12 S28 E8 DCK=[YR=2015] S14 E16 N14 FOP=[YR=1993] N4 W12 S4 E12 \$ W16 \$ E4 N4 E12 S4 E12 N28 \$.