

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 60	
Interior Floo	08	SHT VINYL 40	
Air Condition	01	NONE 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Quality	03	Quality Level 03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	2012
TOTALS	1,296		1,296
			81,201

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	94+	- 100%	- 1985							
Heated Area: 1296					HX Base Yr 1985						
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-weight: bold;">BAS 2012</span> </div>											
<div style="display: flex; justify-content: space-between;"> <span>27</span> <span>48</span> <span>27</span> </div>											
<div style="display: flex; justify-content: space-between;"> <span>48</span> <span></span> <span>48</span> </div>											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			81,201
TOTAL MARKET OB/XF VALUE			2,814
TOTAL LAND VALUE - MARKET			187,000
TOTAL MARKET VALUE			271,015
SOH/AGL Deduction			181,783
ASSESSED VALUE			89,232
TOTAL EXEMPTION VALUE	HX HB WX	55,722	
BASE TAXABLE VALUE			33,510
TOTAL JUST VALUE			271,015
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			216,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C125433	CO ISSUED	0	10/01/2012
B1226493	DEMOLITION	2,400	10/01/2012
MHU5433	STATUS COMPLETED	0	09/03/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0686/1007	8/13/1993	WD U	I	10		15,000
GRANTOR: DOUGLAS ARTHUR & B M						
GRANTEE: EUSEY JAMES & ALTHE						
0441/0335	12/01/1984	AD U	V			15,800
GRANTOR:						
GRANTEE:						

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	0681	POLE SHED	0	100	16	24			384.00	SF	15.00	15.00	100	1987	1987	3	20	1,152	
2	0681	POLE SHED	0	100	12	14			168.00	SF	15.00	15.00	100	1987	1987	3	20	504	
3	0940	SHEDS/PORT	0	100	12	24			288.00	SF	20.10	20.10	100	1998	1998	3	20	1,158	
TOTALS															2,814				

BUILDING NOTES	
95190 CATALINA DR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2012] W48 S27 E48 N27 \$ .	

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	100	0006	OR	0.00	0.00	1.87	AC		1.00	1.00	1.00	100,000.00	100,000.00	187,000							