

HASHEM NAIMA/HASHEM HOSAM
95393 KATHERINE ST
FERNANDINA BEACH, FL 32034

29-2N-28-0330-0001-00H0



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3103HARDIE BRD 100
GABLE/HIP 100

Roof Cover
Roof Cover

0312COMP SHNGL 100
MODULAR MT 0

Interior Wall

0509DRYWALL 100

Interior Floo

1313LVT/LAMNT 50

Interior Floo

1414CARPET 50

Air Condition

0303CENTRAL 100

Heating Type
Bedrooms
Bathrooms

0404AIR DUCTED 100
3 100
2.5 100

Frame Stories
Units

0202WOOD FRAME 100
2. 100
0 100

Quality

0303Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4095.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

752

100

2024

752

85,464

FGR

285

55

2024

157

17,843

FOP

25

30

2024

8

909

FOP

144

30

2024

43

4,886

FUS

1,072

100

2024

1,072

121,832

STR

52

10

2024

5

568

TOTALS

2,330

2,037

231,503

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0320012,037108.7800114.22232,666202320230000.5099.50

1TOWNHOUSE100%-2025Heated Area: 1824HX Base Yr 2025

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

231,503042,500274,003244273,759101,411172,348274,0030266,562

PERMIT NUMDESCRIPTIONAMTISSUED

22017995NEW CONSTR324,80212/07/2022

220004854324,802

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CD SALE PRICE

2697/12822/29/2024WDQ Q I 01325,000

GRANTOR: CENTURY COMMUNITIES 0

GRANTEE: HASHEM NAIMA

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/23/2025MLU

EXTRA FEATURES

95393 KATHERINE ST, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

TOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000310CTOWNHOUSE100PUD0.000.001.00LT1.001.001.0042,500.0042,500.0042,500

REVIEW DATE01/10/2024BYDJTotal Acres: 0.00Total Land Value: 42,500Market: 0Agricultural: 0Common: 42,500PRINTED 07/09/2026 BY SYS