

CLEMENS COLBY D/VURNAKES SCOTT ALEXANDER
96284 BARNWELL CIR
FERNANDINA BEACH, FL 32034

31-2N-28-0000-0003-0040

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

03 VINYL 100

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

14 CARPET 80

08 SHT VINYL 20

03 CENTRAL 100

04 AIR DUCTED 100

3 100

2 100

02 WOOD FRAME 100

1. 1. 100

0 100

03 Quality Level 03

0200 MOBILE HOME

MKT AREA

04

4005.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,782

100

1,782

49,706

0800

02

1,782

117.2000

82.04

146,195

1998

1998

0

0

10

56.00

34.00

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

AP

NORM

% COND

2 M/H 94+ - 0% - 2023

Heated Area: 1782

HX Base Yr

27

66

27

66

BAS
1998

TOTALS

1,782

1,782

49,706

EXTRA FEATURES

95311 CATALINA DR, FERNANDINA BEACH

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

1998

1998

3

83

2,905

2

1243

WD DECK F

0

0

0

0

280.00

SF

8.00

8.00

100

1998

1998

3

20

448

LAND DESCRIPTION

TOTAL OB/XF

3,353

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

000102

C

SFR/MH

0

OR

0.00

0.00

3.22

AC

1.00

1.00

0.55

75,000.00

41,250.00

132,825

REVIEW DATE

02/23/2022

BY

KWA

Total Acres:

3.22

Total Land Value:

132,825

Market:

0

Agricultural:

0

Common:

132,825

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NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

49,706

TOTAL MARKET OB/XF VALUE

3,353

TOTAL LAND VALUE - MARKET

132,825

TOTAL MARKET VALUE

185,884

SOH/AGL Deduction

0

ASSESSED VALUE

185,884

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

185,884

TOTAL JUST VALUE

185,884

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

126,998

PERMIT NUM

DESCRIPTION

AMT

ISSUED

982111

MH MOVE-ON

0

05/01/1998

8176

MH MOVE-ON

4,550

05/17/1990

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2561/1663

5/09/2022

WD

U

I

37

5,000

GRANTOR: SIMPSON MARY CHRISTIN

GRANTEE: CLEMENS COLBY D & V

2531/0322

1/19/2022

FJ

U

I

11

0

GRANTOR: SMITH JOHN W JR EST

GRANTEE: SIMPSON MARY CHRIST

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W66 S27 E66 N27 \$.