IN OR 1910/1880
EX R/W IN OR 375/651
R108343 & R108344

ARAGON ROLAND W & ANGELA L
95435 CATALINA DRIVE
FERNANDINA BEACH, FL 32034

2023

31-2N-28-0000-0003-0070

BUILDING CHARACTERISTICS

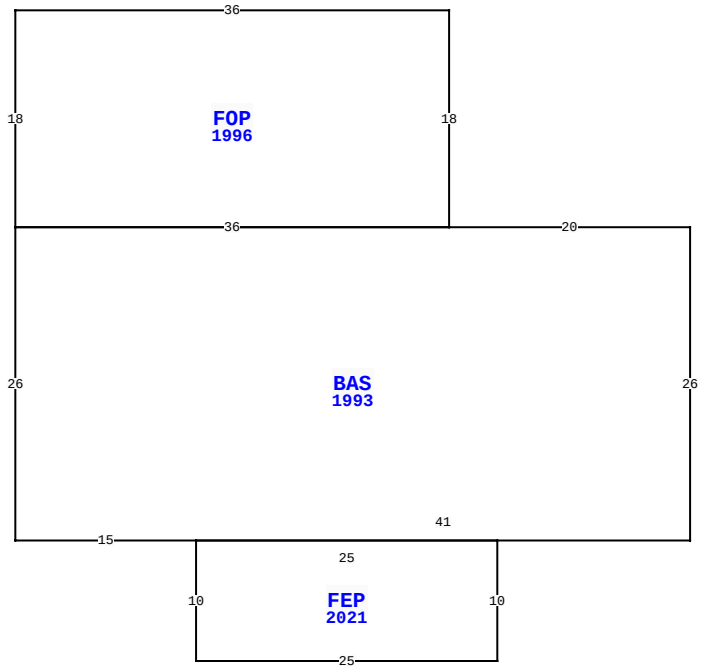
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	49,516
FEP	250	85	212	7,210
FOP	648	30	194	6,598
TOTALS	2,354		1,862	63,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,862	109.0000	70.85	131,923	1985	2000	0	0	0	52.00	48.00

1 M/H 93- – 100% - 2019 Heated Area: 1668 HX Base Yr 2019



95435 CATALINA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		66,997
TOTAL MARKET OB/XF VALUE		9,046
TOTAL LAND VALUE - MARKET		133,650
TOTAL MARKET VALUE		209,693
SOH/AGL Deduction		115,751
ASSESSED VALUE		93,942
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		43,942
TOTAL JUST VALUE		209,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1906637	SOLAR PANELS	32,685	08/02/2019
CMH05213	CO ISSUED	0	10/31/2017
MH05231?	MH MOVE-ON	0	09/01/2017
M003099	MH MOVE-ON	0	05/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1910/1880	4/03/2014	WD	Q	I	01	100,000
GRANTOR: ADAMS MERL J & GWEN B						
GRANTEE: ARAGON ROLAND W & A						
0932/0568	5/15/2000	WD	U	I	10	10,200
GRANTOR: DOUGLAS ARTHUR & BARB						
GRANTEE: ADAMS MERL & GWEN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FOP=[YR=1996] N18 W36 S18 E36$ W36 S26 E15
FEP=[YR=2021] S10 E25 N10 W25$ E41 N26$.

EXTRA FEATURES

LN	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
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
7	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2003	2003	3	84	2,184	
8	1242	WD DECK A	0	100	0	0	392.00	SF	10.00	10.00	100	2003	2003	3	22	862	

LAND DESCRIPTION

TOTAL OB/XF 9,046

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.24	AC		1.00	1.00	0.55	75,000.00	41,250.00	133,650							

REVIEW DATE 03/18/2022 BY KWA Total Acres: 3.24 Total Land Value: 133,650 Market: 0 Agricultural: 0 Common: 133,650 PRINTED 08/02/2023 BY SYS

IN OR 1910/1880
EX R/W IN OR 375/651
R108343 & R108344

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2023

31-2N-28-0000-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

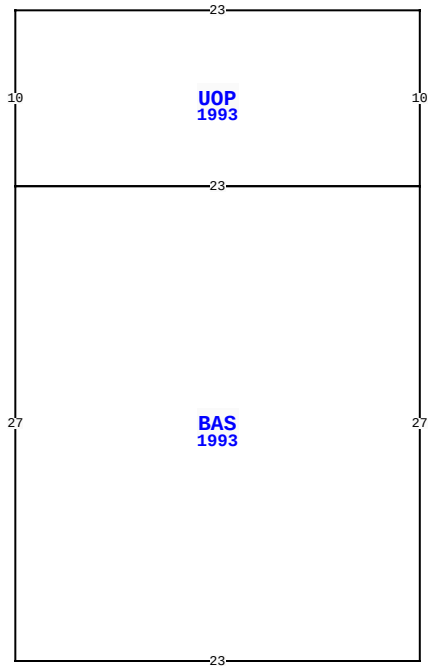
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	621	100	621	3,421
UOP	230	20	46	254
TOTALS	851		667	3,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
6500	01	667	52.4700	18.36	12,246	1984	1984	0	0	20	50.00	30.00

2 GARAGE RES – 100% - 2019 Heated Area: 621 HX Base Yr 2019



95435 CATALINA DR, FERNANDINA BEACH

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0932/0568	5/15/2000	WD	U	I	10	10,200
GRANTOR: DOUGLAS ARTHUR & BARB						
GRANTEE: ADAMS MERL & GWEN B						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W23 S10BAS=[YR=1993] S27 E23 N27 W23 $ E23 N10 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/18/2022 BY KWA Total Acres: 3.24 Total Land Value: 133,650 Market: 0 Agricultural: 0 Common: 133,650 PRINTED 08/02/2023 BY SYS