IN OR 2503/613
EX R/W IN OR 375/651

SMARTLEY DENNIS L/E & CHRISTINE A/
95240 CATALINA DR
FERNANDINA BEACH, FL 32034

2023

31-2N-28-0000-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
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

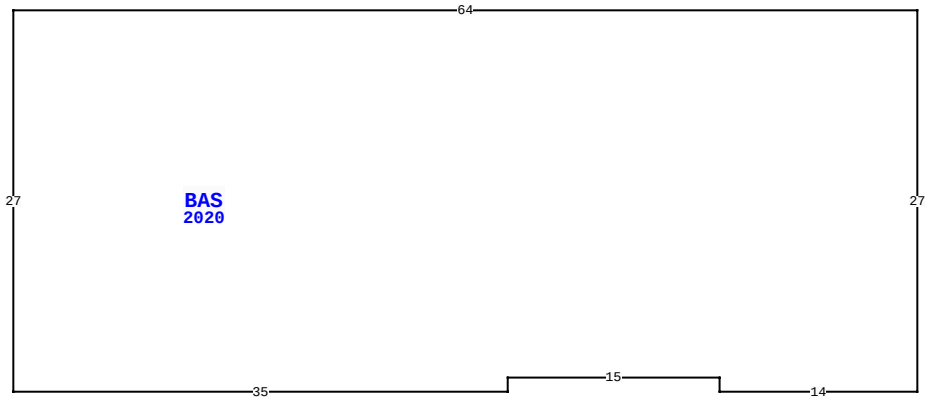
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100	1,713	67,687
TOTALS	1,713		1,713	67,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,713	117.6000	82.32	141,014	1995	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2022 Heated Area: 1713 HX Base Yr 2022



95240 CATALINA DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		88,348
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		139,500
TOTAL MARKET VALUE		235,348
SOH/AGL Deduction		141,323
ASSESSED VALUE		94,025
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		44,025
TOTAL JUST VALUE		235,348
NCON VALUE		28,161
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016089	GARAGE	57,484	11/18/2021
21016092	GARAGE	22,455	11/18/2021
MH202331	CO ISSUED	0	05/28/2020
MH202331	MH MOVE-ON	0	03/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2503/0613	9/30/2021	WD	U	I	11	100
GRANTOR: SMARTLEY DENNIS & CHR						
GRANTEE: SMARTLEY FREDERICK						
2413/1121	11/13/2020	SW	Q	I	02	135,000
GRANTOR: PDJ LLC						
GRANTEE: SMARTLEY DENNIS & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W64 S27 E35 N1 E15 S1 E14 N27$.

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
1	0351	CARPORT MT	0	100	30	25	750.00	SF	10.00	10.00	100	2022	2022	3	100	7,500	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.86	AC		1.00	1.00	1.00	75,000.00	75,000.00	139,500							

REVIEW DATE 09/07/2022 BY DJ Total Acres: 1.86 Total Land Value: 139,500 Market: 0 Agricultural: 0 Common: 139,500 PRINTED 08/02/2023 BY SYS

IN OR 2503/613
EX R/W IN OR 375/651

SMARTLEY DENNIS L/E & CHRISTINE A/
95240 CATALINA DR
FERNANDINA BEACH, FL 32034

2023

31-2N-28-0000-0003-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

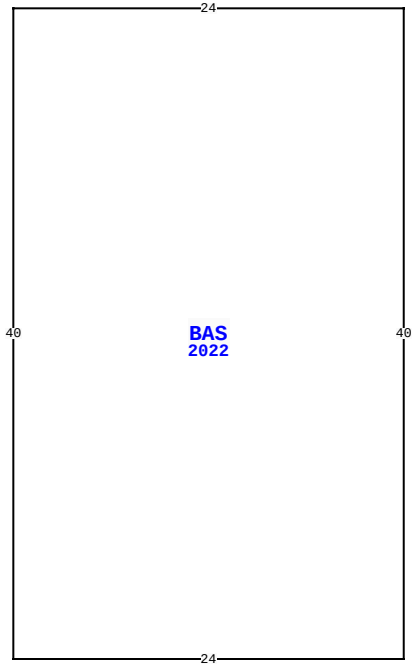
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	20,661
TOTALS	960		960	20,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	62.1000	21.74	20,870	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2022 Heated Area: 960 HX Base Yr 2022



95240 CATALINA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		88,348
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		139,500
TOTAL MARKET VALUE		235,348
SOH/AGL Deduction		141,323
ASSESSED VALUE		94,025
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		44,025
TOTAL JUST VALUE		235,348
NCON VALUE		28,161
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2503/0613	9/30/2021	WD	U	I	11	100
GRANTOR: SMARTLEY DENNIS & CHR						
GRANTEE: SMARTLEY FREDERICK						
2413/1121	11/13/2020	SW	Q	I	02	135,000
GRANTOR: PDJ LLC						
GRANTEE: SMARTLEY DENNIS & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S40 E24 N40$.

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 09/07/2022 BY DJ Total Acres: 1.86 Total Land Value: 139,500 Market: 0 Agricultural: 0 Common: 139,500 PRINTED 08/02/2023 BY SYS