IN OR 2313/720
FPL ESMT OR 333 PG 769
EX R/W IN OR 375/651

QUEST IRA INC
17171 PARK ROW STE #100
HOUSTON, TX 77084

2023

31-2N-28-0000-0003-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

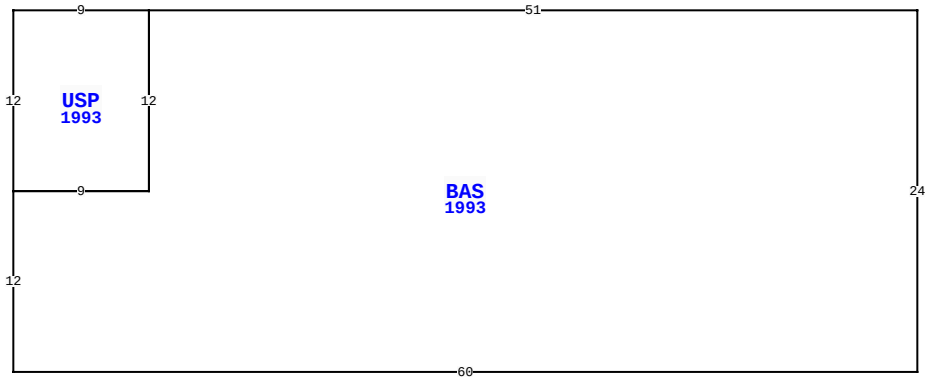
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,332	100	1,332	10,115
USP	108	50	54	410
TOTALS	1,440		1,386	10,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,386	58.4100	37.97	52,626	1986	1986	0	0	10	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 1332 HX Base Yr



95274 CATALINA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	74,101
TOTAL MARKET OB/XF VALUE	2,975
TOTAL LAND VALUE - MARKET	139,500
TOTAL MARKET VALUE	216,576
SOH/AGL Deduction	71,901
ASSESSED VALUE	144,675
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,675
TOTAL JUST VALUE	216,576
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018019	DEMOLITION	800	02/01/2001
992870	MH MOVE-ON	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2313/0720	10/16/2019	WD	U	I	37	35,000
GRANTOR: WORTMAN VICKIE						
GRANTEE: QUEST IRA INC FBO S						
1853/1062	3/28/2013	QC	U	I	11	100
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: WORTMAN VICKIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W51 USP=[YR=1993] W9 S12 E9 N12$ S12 W9 S12 E60 N24$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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	0		OR	0.00	0.00	1.86	AC		1.00	1.00	1.00	75,000.00	75,000.00	139,500							

REVIEW DATE 04/12/2019 BY KW Total Acres: 1.86 Total Land Value: 139,500 Market: 0 Agricultural: 0 Common: 139,500 PRINTED 08/02/2023 BY SYS

IN OR 2313/720
FPL ESMT OR 333 PG 769
EX R/W IN OR 375/651

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2023

31-2N-28-0000-0003-0090

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
Quality	03	Quality Level 03

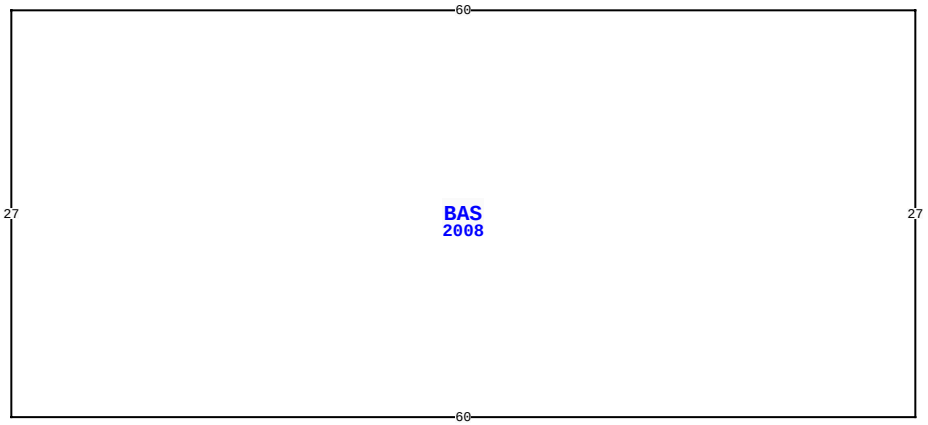
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	63,576
TOTALS	1,620		1,620	63,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	116.8000	81.76	132,451	2000	2000	0	0	0	52.00	48.00

2 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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1853/1062	3/28/2013	QC	U	I	11	100
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: WORTMAN VICKIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S27 E60 N27$.

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 04/12/2019 BY KW Total Acres: 1.86 Total Land Value: 139,500 Market: 0 Agricultural: 0 Common: 139,500 PRINTED 08/02/2023 BY SYS