

IN OR 2195/689
R672342 & R672343
EX 3-27

TOMPKINS WADE & SHEILAMELI M
95386 CATALINA DRIVE
FERNANDINA BEACH, FL 32034

2023

31-2N-28-0000-0003-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	160,934
UOP	12	20	2	141

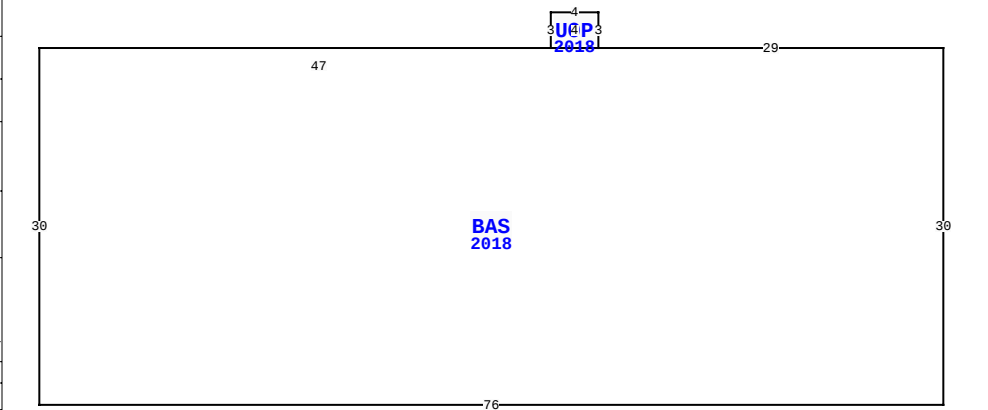
TOTALS	2,292		2,282	161,075
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	6	20	120.00	SF	15.00	15.00	100	1990
3	0810	CONCRETE A	0 100	0	0	180.00	SF	6.50	6.50	100	1995
8	0681	POLE SHED	0 100	10	20	200.00	SF	15.00	15.00	100	2005
9	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.39	AC	1.00

REVIEW DATE 04/12/2019 BY KW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		% COND
0220	01	2,282	110.2500	71.66	163,528	2018	2018	0	0	0	98.50
1 MOD FRAME - 100% - 2007											
Heated Area: 2280											
HX Base Yr 2007											



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

95386 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	0681	POLE SHED	0 100	6	20	120.00	SF	15.00	15.00	100	1990	1990	3	20	360	
3	0810	CONCRETE A	0 100	0	0	180.00	SF	6.50	6.50	100	1995	1995	3	72	842	
8	0681	POLE SHED	0 100	10	20	200.00	SF	15.00	15.00	100	2005	2005	3	44	1,320	
9	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	99	3,465	

TOTAL OB/XF 5,987

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.39	AC	1.00	1.00	1.00	1.00	75,000.00	75,000.00	104,250

Total Acres: 1.39 Total Land Value: 104,250 Market: 0 Agricultural: 0 Common: 104,250

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										161,075	
TOTAL MARKET OB/XF VALUE										5,987	
TOTAL LAND VALUE - MARKET										104,250	
TOTAL MARKET VALUE										271,312	
SOH/AGL Deduction										116,077	
ASSESSED VALUE										155,235	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										105,235	
TOTAL JUST VALUE										271,312	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										208,334	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH189269	MH MOVE-ON	0	12/04/2018
MH189269	MH MOVE-ON	0	12/01/2018
96-02793	MH MOVE-ON	0	07/16/1996
95-01862	ADDITION	0	04/01/1995
B93-0271	MH MOVE-ON	1,000	05/01/1993
8947	MH MOVE-ON	25,000	06/26/1992

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2195/0689	4/16/2018	WD	U	I	11	100			
GRANTOR: TOMPKINS WADE & SHEIL									
GRANTEE: TOMPKINS WADE & SHE									
1385/1446	1/31/2006	WD	Q	I		72,000			
GRANTOR: ROSS WILLIAM F JR									
GRANTEE: TOMPKINS WADE									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W29 UOP=[YR=2018] N3 W4 S3 E4\$ W47 S30 E76 N30\$.											