IN OR 2587/26
EX R/W IN OR 375/651
EX 3-22

MARLIN KEVIN P & CRYSTAL RENATA
95318 CATALINA DRIVE
FERNANDINA BEACH, FL 32034

2023

31-2N-28-0000-0003-0160

BUILDING CHARACTERISTICS

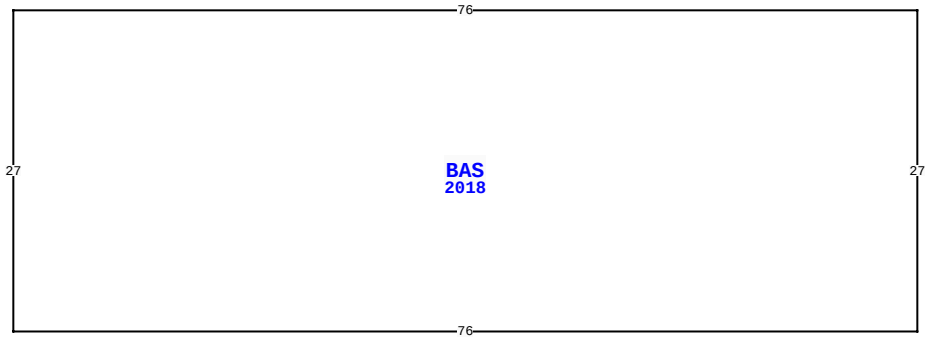
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	2,052	100	2,052	141,413
TOTALS	2,052		2,052	141,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	140.6400	98.45	202,019	2001	2011	0	0	0	30.00	70.00

1 M/H 94+ – 100% - 2023 Heated Area: 2052 HX Base Yr 2023



95318 CATALINA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		141,413
TOTAL MARKET OB/XF VALUE		8,530
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		224,943
SOH/AGL Deduction		0
ASSESSED VALUE		224,943
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		174,943
TOTAL JUST VALUE		224,943
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007270	ADDITION	21,758	10/01/2022
MH177272	CO ISSUED	0	07/10/2018
MH177272	MH MOVE-ON	0	11/01/2017
MH971846	MH MOVE-ON	0	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/0026	8/19/2022	WD	Q	I	02	295,000
GRANTOR: JORDAN JOSHUA P & BRA						
GRANTEE: MARLIN KEVIN P & CR						
2211/1474	7/12/2018	WD	Q	I	01	140,000
GRANTOR: PDJ LLC						
GRANTEE: JORDAN JOSHUA P & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W76 S27 E76 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
3	1242	WD DECK A	0	100	23	12	276.00	SF	10.00	10.00	100	2023	2022	3	100	2,760	
4	1242	WD DECK A	0	100	23	12	276.00	SF	10.00	10.00	100	2023	2022	3	100	2,760	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 8,530

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	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/19/2019 BY KW Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS