PARCELS 3-23 & 3-6
IN OR 1281/1785 & OR 1305/1386
EX R/W OR 375/651

WARD ROBERT A II
95391 CATALINA DR
FERNANDINA BEACH, FL 32034

2023

31-2N-28-0000-0003-0230

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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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
Quality	03	Quality Level 03

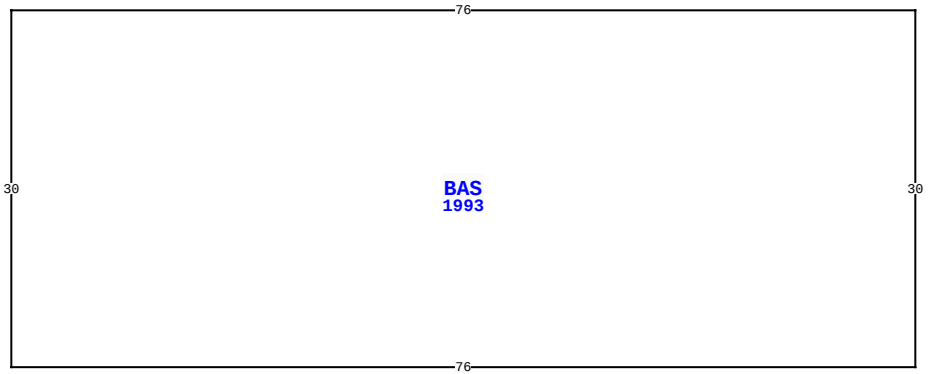
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	152,194
TOTALS	2,280		2,280	152,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	119.2000	83.44	190,243	2014	2014	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2009 Heated Area: 2280 HX Base Yr 2009



95391 CATALINA DR, FERNANDINA BEACH

BLD DATE	06/11/2009	RK	LGL DATE	05/30/2023 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		170,892
TOTAL MARKET OB/XF VALUE		3,578
TOTAL LAND VALUE - MARKET		133,238
TOTAL MARKET VALUE		307,708
SOH/AGL Deduction		128,108
ASSESSED VALUE		179,600
TOTAL EXEMPTION VALUE	HX HB VX SX	105,000
BASE TAXABLE VALUE		74,600
TOTAL JUST VALUE		307,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165731	CO ISSUED	0	07/13/2016
MH165731	MH MOVE-ON	0	04/26/2016
B22126	40X30 GARAGE	39,600	12/01/2008
92-9096	MH MOVE-ON	33,000	11/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1281/1785	12/17/2004	WD	U	I	05	65,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: WARD ROBERT A II						
1202/1135	1/20/2004	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W76 S30 E76 N30$.

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	19.80	19.80	100	2005	2005	3	27	770	
3	0752	USP	0	0	24	10	240.00	SF	15.00	15.00	100	2014	2014	3	78	2,808	

LAND DESCRIPTION

TOTAL OB/XF 3,578

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			0.00	0.00	3.23	AC		1.00	1.00	0.55	75,000.00	41,250.00	133,238							

REVIEW DATE 01/18/2023 BY DJA Total Acres: 3.23 Total Land Value: 133,238 Market: 0 Agricultural: 0 Common: 133,238 PRINTED 08/02/2023 BY SYS

PARCELS 3-23 & 3-6
IN OR 1281/1785 & OR 1305/1386
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2023

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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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

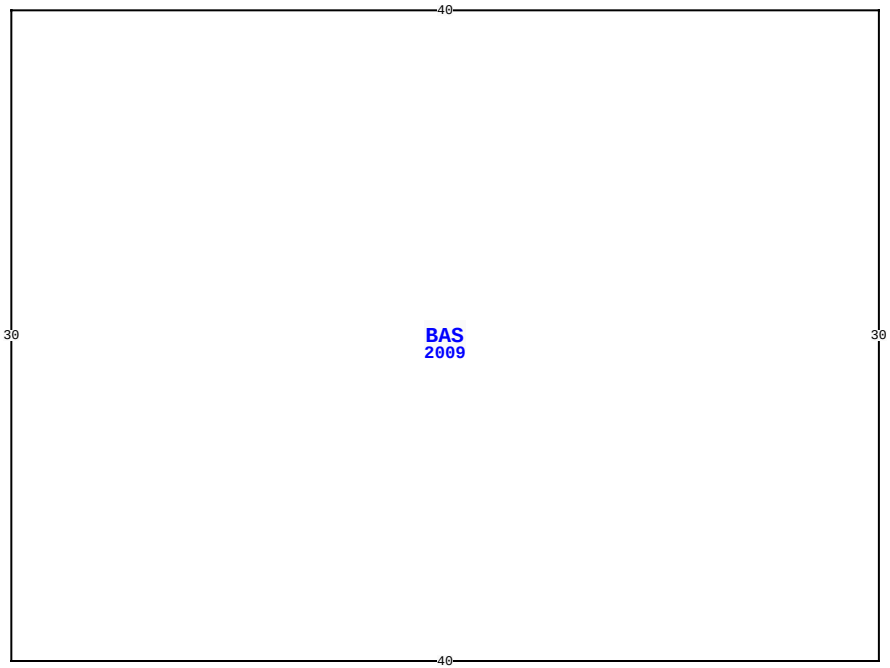
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	18,698
TOTALS	1,200		1,200	18,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	53.0000	18.55	22,260	2009	2009	0	0	0	16.00	84.00

2 GARAGE RES – 100% - 2009 Heated Area: 1200 HX Base Yr 2009



95391 CATALINA DR, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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BASE TAXABLE VALUE		74,600
TOTAL JUST VALUE		307,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: CLERK OF COURT						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W40 S30 E40 N30$.

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 01/18/2023 BY DJA Total Acres: 3.23 Total Land Value: 133,238 Market: 0 Agricultural: 0 Common: 133,238 PRINTED 08/02/2023 BY SYS