IN OR 1931/747
EX R/W IN OR 375/651
R673314 & R673315 & R673316

NUNEZ GERARDO
95164 CATALINA DR
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0410

BUILDING CHARACTERISTICS

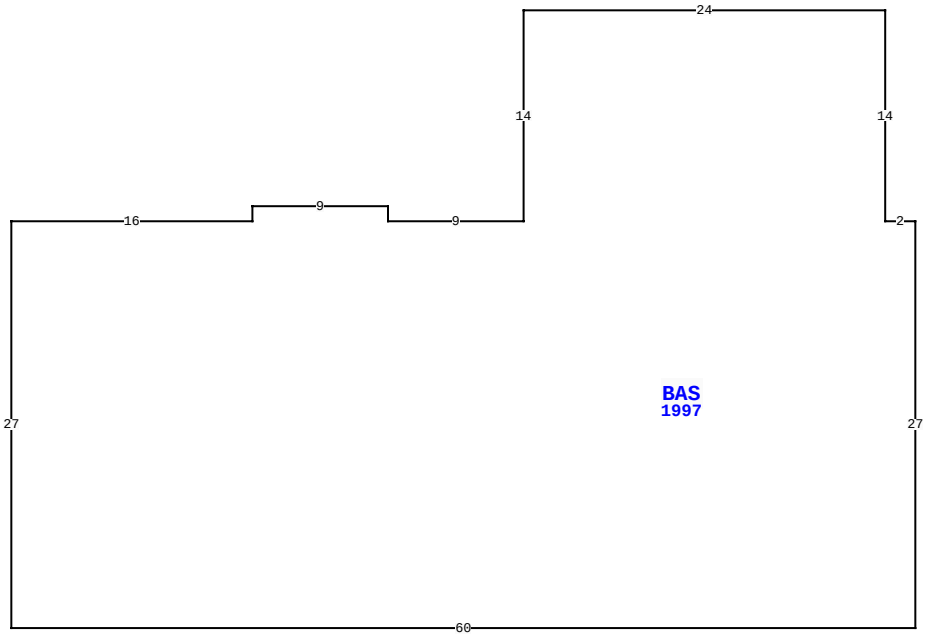
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,965	100	1,965	81,251
TOTALS	1,965		1,965	81,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,965	140.6400	98.45	193,454	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 0 Heated Area: 1965 HX Base Yr



95164 CATALINA DR, FERNANDINA BEACH

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

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50	6.50	100	1997	1997	3	75	176	
3	0940	SHEDS/PORT	0	0	10	20	200.00	SF	30.00	30.00	100	1997	1997	3	20	1,200	
4	0510	GARAGE WD-	0	0	36	36	1,296.00	SF	35.00	35.00	100	1998	1998	3	27	12,247	
5	1242	WD DECK A	0	0	0	0	120.00	SF	10.00	10.00	100	2001	2001	3	20	240	
6	1242	WD DECK A	0	0	0	0	336.00	SF	10.00	10.00	100	2001	2001	3	20	672	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	81,251
TOTAL MARKET OB/XF VALUE	17,370
TOTAL LAND VALUE - MARKET	139,500
TOTAL MARKET VALUE	238,121
SOH/AGL Deduction	90,724
ASSESSED VALUE	147,397
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,397
TOTAL JUST VALUE	238,121
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
997319	OTHER	0	07/01/1999
974339	XFOB	7,776	11/01/1997
971768	MH MOVE-ON	0	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1931/0747	6/13/2014	SW	U	I	12	30,000
GRANTOR: TD BANK NATIONAL ASSO						
GRANTEE: NUNEZ GERARDO						
1882/0311	9/30/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: TD BANK NATIONAL AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W2 N14 W24 S14 W9 N1 W9 S1 W16 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 17,370

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	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 04/29/2020 BY KWA Total Acres: 1.86 Total Land Value: 139,500 Market: 0 Agricultural: 0 Common: 139,500 PRINTED 08/02/2023 BY SYS