

PT SEC 35-2N-28E
IN OR 2364/1188
FPL ESMT OR 324/815

TIMKO MACKENNAH
95128 CATALINA DRIVE
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0590



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	13	LVT/LAMMT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	1 100
Bathrooms	1	1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	912	100	912	102,264
DCK	96	10	10	1,121
DCK	224	10	22	2,467
FOP	48	30	14	1,570
FOP	48	30	14	1,570

TOTALS	1,328		972	108,991
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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	0940	SHEDS/PORT	0 100	16	20	320.00	SF	20.10	20.10	100	1978
2	0200	BARN WD 0-	0 100	44	14	616.00	SF	20.00	20.00	100	1976
3	0681	POLE SHED	0 100	12	16	192.00	SF	15.00	15.00	100	1978
4	0681	POLE SHED	0 100	24	32	768.00	SF	15.00	15.00	100	1989
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986

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	3.36	AC	1.00

REVIEW DATE	03/18/2020	BY	KWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	972	139.6008	125.99	122,462	1986	2000	0	0	0 11.00	89.00
1 SINGLE FAM - 100% - 2021 Heated Area: 912 HX Base Yr 2021											
95128 CATALINA DR, FERNANDINA BEACH											

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

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	0940	SHEDS/PORT	0 100	16	20	320.00	SF	20.10	20.10	100	1978	1978	3	20	1,286	
2	0200	BARN WD 0-	0 100	44	14	616.00	SF	20.00	20.00	100	1976	1976	3	20	2,464	
3	0681	POLE SHED	0 100	12	16	192.00	SF	15.00	15.00	100	1978	1978	3	20	576	
4	0681	POLE SHED	0 100	24	32	768.00	SF	15.00	15.00	100	1989	1989	3	20	2,304	
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	

TOTAL OB/XF											
8,800											

Total Acres:	3.36	Total Land Value:	239,400	Market:	0	Agricultural:	0	Common:	239,400
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		108,991	
TOTAL MARKET OB/XF VALUE		8,800	
TOTAL LAND VALUE - MARKET		239,400	
TOTAL MARKET VALUE		357,191	
SOH/AGL Deduction		153,295	
ASSESSED VALUE		203,896	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		153,896	
TOTAL JUST VALUE		357,191	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		253,007	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5376	ADDITION	4,896	12/14/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2364/1188	5/27/2020	WD	Q	I	01
GRANTOR: ANDREE MICHAEL R & SE					230,000
GRANTEE: TIMKO MACKENNAH					
2197/0551	5/16/2018	WD	Q	I	01
GRANTOR: CONNOLLY DANIEL F & J					180,000
GRANTEE: ANDREE MICHAEL R &					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W12 DCK=[YR=2015] N8 W12 S8 FOP=[YR=1993] S4 E12 N4 W12\$ E12 \$ S4 W12 N4 W12 S28 E8 DCK=[YR=2015] S14 E16 N14 FOP=[YR=1993] N4 W12 S4 E12 \$ W16 \$ E4 N4 E12 S4 E12 N28 \$.											

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