

OR 686/1007
PARCEL 1-61 & 3-10 31-2N 28
EX R/W IN OR 375/651

EUSEY ALTHEA J
P O BOX 15026
FERNANDINA BEACH, FL 32035

2023

35-2N-28-0000-0001-0610



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	05	AVERAGE 100	0800	02	1,296	108.4000	75.88	98,340	2012	2012	0	0	28.00	72.00											
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 1985													Heated Area: 1296									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1985									
Interior Wall	05	DRYWALL 100	27 48 27 48 BAS 2012																						
Interior Floo	14	CARPET 60																							
Interior Floo	08	SHT VINYL 40																							
Air Condition	01	NONE 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		2 100																							
Bathrooms		2 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units		0 100																							
BUD8 Adjustme	04	DIST 01 100																							
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	1,296	100	1,296	70,805																					
TOTALS			1,296	1,296	70,805																				
EXTRA FEATURES			95190 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	16	24	384.00	SF	15.00	15.00	100	1987	1987	3	20	1,152										
2	0681	POLE SHED	0 100	12	14	168.00	SF	15.00	15.00	100	1987	1987	3	20	504										
6	0940	SHEDS/PORT	0 100	12	24	288.00	SF	20.10	20.10	100	1998	1998	3	20	1,158										
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	OR	0.00	0.00	1.87	AC		1.00	1.00	1.00	75,000.00	75,000.00	140,250								
REVIEW DATE 06/12/2017 BY KWX Total Acres: 1.87 Total Land Value: 140,250 Market: 0 Agricultural: 0 Common: 140,250 PRINTED 08/02/2023 BY SYS																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0686/1007	8/13/1993	WD U	I	10		15,000
GRANTOR: DOUGLAS ARTHUR & B M						
GRANTEE: EUSEY JAMES & ALTHE						
0441/0335	12/01/1984	AD U	V			15,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W48 S27 E48 N27 \$.