BEING PARCEL 1 IN OR 2299/1756
PAR 1-67 SEC 35-2N-28 &
PAR 3-13 SEC 31-2N-28

WARD FRANK GLEASON
95205 CATALINA DRIVE
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0670

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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

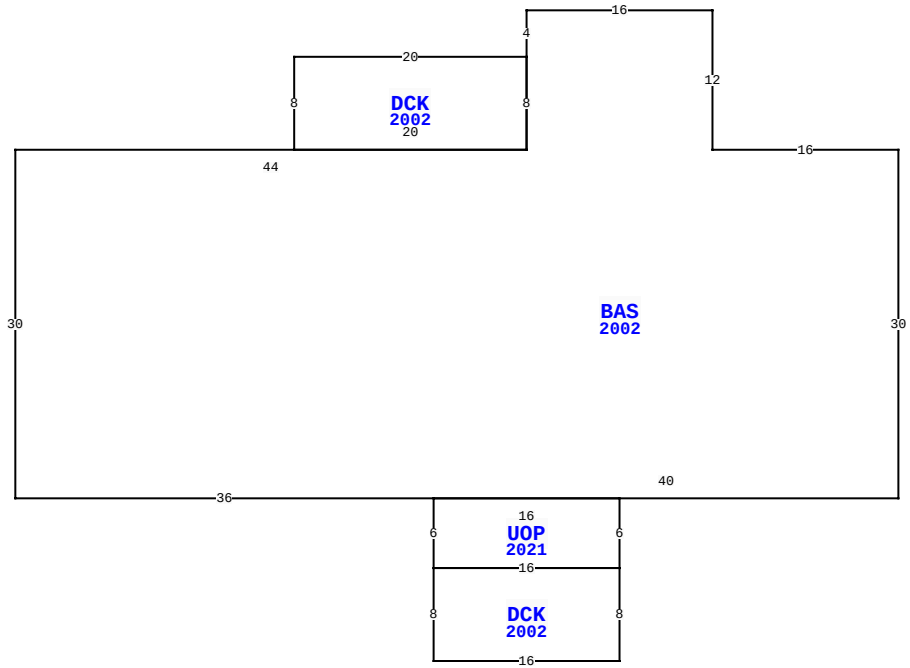
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,472	100	2,472	105,458
DCK	128	15	19	811
DCK	160	15	24	1,024
UOP	96	25	24	1,024
TOTALS	2,856		2,539	108,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,539	117.2000	82.04	208,300	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2007 Heated Area: 2472 HX Base Yr 2007



95205 CATALINA DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		108,316
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		149,850
TOTAL MARKET VALUE		258,166
SOH/AGL Deduction		140,277
ASSESSED VALUE		117,889
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		67,889
TOTAL JUST VALUE		258,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2299/1756	8/22/2019	TD	U	I	11	100
GRANTOR: CYPRESS TRUST COMPANY						
GRANTEE: WARD FRANK GLEASON						
1471/1560	1/16/2007	WD	U	I	07	100
GRANTOR: BAIER LEWIS E & BREND						
GRANTEE: BURGESS FRANCES ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W16 N12 W16 S4 DCK=[YR=2002] W20 S8 E20 N8 $ S8 W44 S30 E36 UOP=[YR=2021] S6 DCK=[YR=2002] S8 E16 N8 W16$ E16 N6 W16$ E40 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	3.33	AC		1.00	1.00	0.60	75,000.00	45,000.00	149,850							

REVIEW DATE 02/14/2022 BY KWA Total Acres: 3.33 Total Land Value: 149,850 Market: 0 Agricultural: 0 Common: 149,850 PRINTED 08/02/2023 BY SYS