PT NW1/4 OF FRAC SEC 35
PAR 9-1 IN OR 2504/1139
(EX PAR 1-87 & 1-96 & EX R/W

SUBLESKI CHRISTOPHER
95087 CATALINA DR
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0730

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 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
Quality	04	Quality Level 04

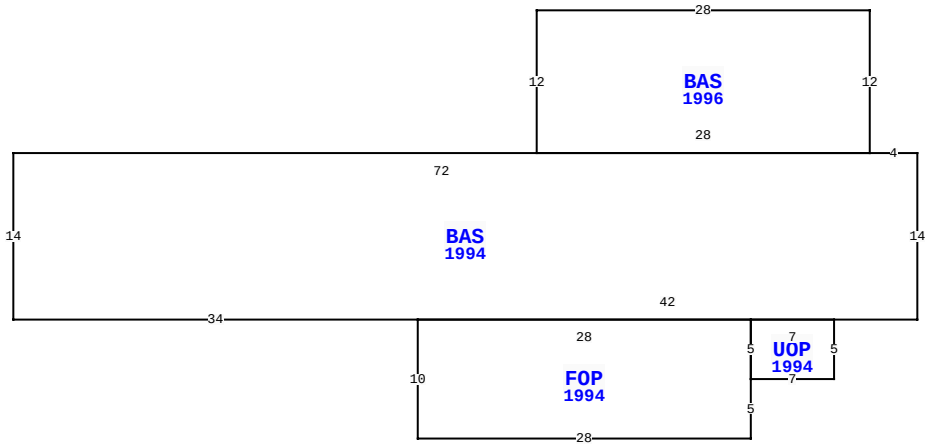
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	50,487
BAS	336	100	336	15,943
FOP	280	30	84	3,986
UOP	35	25	9	427
TOTALS	1,715		1,493	70,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,493	107.3600	69.78	104,182	1989	2010	0	0	0	32.00	68.00

1 M/H 93- – 100% - 2022 Heated Area: 1400 HX Base Yr 2022



95087 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		70,844
TOTAL MARKET OB/XF VALUE		2,053
TOTAL LAND VALUE - MARKET		82,350
TOTAL MARKET VALUE		155,247
SOH/AGL Deduction		87,833
ASSESSED VALUE		67,414
TOTAL EXEMPTION VALUE	HX HB	42,414
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		155,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9502512	REMODEL	11,760	01/01/1996
9118	MH MOVE-ON	18,000	11/24/1992
8021	MH MOVE-ON	5,000	01/12/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2504/1139	10/08/2021	WD	Q	I	02	128,500
GRANTOR: MORGAN LARRY						
GRANTEE: SUBLESKI CHRISTOPHE						
1764/1979	11/16/2011	QC	U	I	11	100
GRANTOR: COGGINS VICKI & LARRY						
GRANTEE: COGGINS VICKI & LAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W4 BAS=[YR=1996] N12 W28 S12 E28$ W72 S14 E34 FOP=[YR=1994] S10 E28 N5 UOP=[YR=1994] E7 N5 W7 S5$ N5 W28$ E42 N14$.

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	0820	WOOD WALK	0	100	3	35	105.00	SF	11.75	11.75	100	1993	1993	3	40	494	
2	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	1993	1993	3	20	240	
3	0351	CARPORT MT	0	100	20	21	420.00	SF	5.90	5.90	100	1993	1993	3	20	496	
4	0810	CONCRETE A	0	100	0	0	51.00	SF	6.50	6.50	100	1996	1996	3	73	242	
5	0351	CARPORT MT	0	100	20	22	440.00	SF	6.60	6.60	100	1996	1996	3	20	581	

LAND DESCRIPTION

TOTAL OB/XF 2,053

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	100		OR	0.00	0.00	1.22	AC		1.00	1.00	0.90	75,000.00	67,500.00	82,350							

REVIEW DATE 06/12/2017 BY KWX Total Acres: 1.22 Total Land Value: 82,350 Market: 0 Agricultural: 0 Common: 82,350 PRINTED 08/02/2023 BY SYS