

IN OR 2532/838
R673060 & R673061
EX R/W OR 375/651

HOWARD MELANIE &/BALLARD HARRY
95127 CATALINA DRIVE
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0750



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 90
Interior Floo	08	SHT VINYL 10
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	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	1,716	100	1,716	59,330
UOP	280	25	70	2,420
TOTALS	1,996		1,786	61,750

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0681	POLE SHED
2	0500	FP-PRE FAB

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000102	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,786	117.6000	82.32	147,024	1997	1997	0	0	58.00	42.00
1 M/H 94+ - 50% - 1994											
Heated Area: 1716											
HX Base Yr 1994											
28 UOP 1998 27 26 BAS 1997 26											
95127 CATALINA DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/30/2023 MLU											

UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
15.00	100	1993	1993	3	20	600	
3,500.00	100	1997	1997	3	81	2,835	

TOTAL OB/XF 3,435											
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
3.20	AC		1.00	1.00	0.85	75,000.00	63,750.00	204,000			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		61,750	
TOTAL MARKET OB/XF VALUE		3,435	
TOTAL LAND VALUE - MARKET		204,000	
TOTAL MARKET VALUE		269,185	
SOH/AGL Deduction		155,809	
ASSESSED VALUE		113,376	
TOTAL EXEMPTION VALUE		HA HAB	29,825
BASE TAXABLE VALUE		83,551	
TOTAL JUST VALUE		269,185	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		182,748	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
972038	MH MOVE-ON	0	12/01/1997
7254	MH MOVE-ON	15,000	05/02/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2579/0317	7/06/2022	QC	U	I	11	100	
GRANTOR: BALLARD HARRY OREN							
GRANTEE: HOWARD MELANIE & HA							
2532/0838	1/24/2022	WD	U	I	30	151,800	
GRANTOR: HOWARD MELANIE M							
GRANTEE: BALLARD HARRY OREN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W66 UOP=[YR=1998] N1 W10 S28 E10 N27\$ S26 E66 N26 \$.											