IN OR 1331/1
R359893 & R359894

MARTIN STANLEY L
95488 CATALINA DR
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0850

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

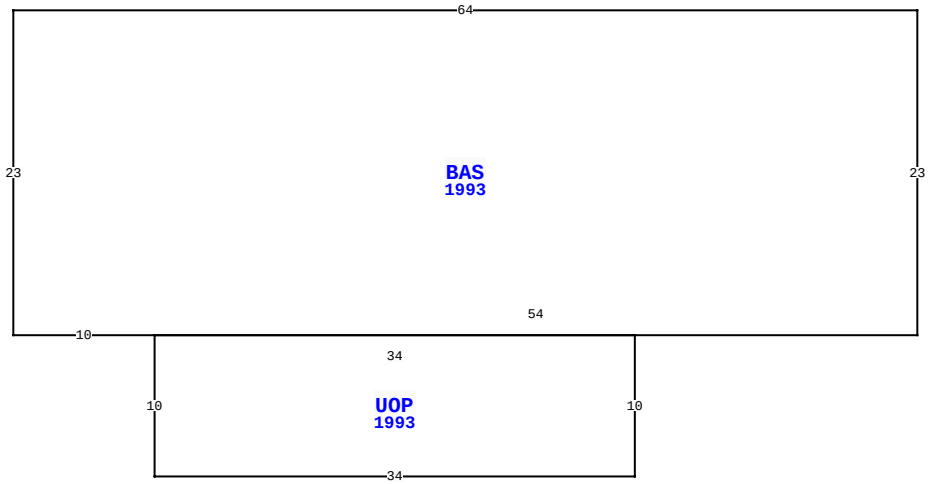
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100	1,472	21,259
UOP	340	25	85	1,228
TOTALS	1,812		1,557	22,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,557	74.0600	48.14	74,954	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1996 Heated Area: 1472 HX Base Yr 1996



95488 CATALINA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		22,486
TOTAL MARKET OB/XF VALUE		5,242
TOTAL LAND VALUE - MARKET		95,250
TOTAL MARKET VALUE		122,978
SOH/AGL Deduction		78,828
ASSESSED VALUE		44,150
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,150
TOTAL JUST VALUE		122,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984561	CHNGE SRVC	0	05/01/1998
95 02421	GARAGE	10,608	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1331/0001	7/06/2005	QC	U	I	01	100
GRANTOR: MARTIN KAREN MARIE						
GRANTEE: MARTIN STANLEY LEWI						
0752/1794	5/17/1995	WD	U	I	07	100
GRANTOR: HANEY DAVID M & KAREN						
GRANTEE: MARTIN STANLEY L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S23 E10 UOP=[YR=1993] S10 E34 N10 W34$ E54 N23$.

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	0510	GARAGE WD-	0	100	24	26	624.00	SF	35.00	35.00	100	1995	1995	3	24	5,242	

LAND DESCRIPTION

TOTAL OB/XF 5,242

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	1.27	AC		1.00	1.00	1.00	75,000.00	75,000.00	95,250							

REVIEW DATE 06/12/2017 BY KWX Total Acres: 1.27 Total Land Value: 95,250 Market: 0 Agricultural: 0 Common: 95,250 PRINTED 08/02/2023 BY SYS