PT SEC 31-2N-28
IN OR 2561/1663
(EX R/W IN OR 375/651)

CLEMENS COLBY D/VURNAKES SCOTT ALEXANDER
96284 BARNWELL CIR
FERNANDINA BEACH, FL 32034

2024

31-2N-28-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

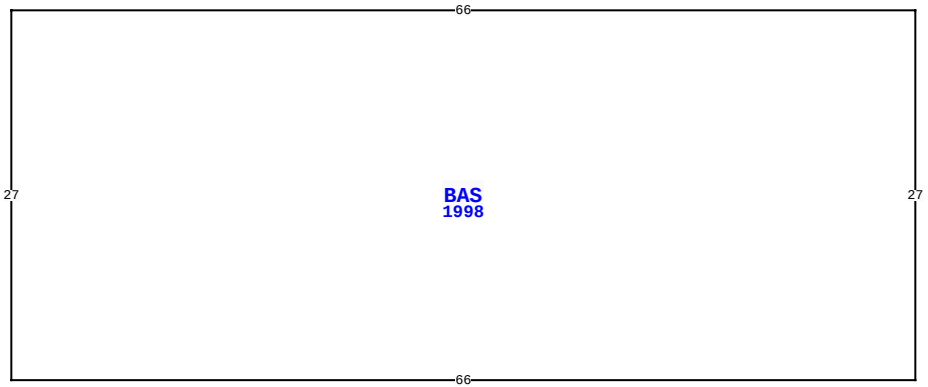
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,782	100	1,782	50,124
TOTALS	1,782		1,782	50,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,782	117.2000	87.90	156,638	1998	1998	0	0	10	58.00	32.00

2 M/H 94+ – 0% - 2023 Heated Area: 1782 HX Base Yr



95311 CATALINA DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,124
TOTAL MARKET OB/XF VALUE	3,283
TOTAL LAND VALUE - MARKET	132,825
TOTAL MARKET VALUE	186,232
SOH/AGL Deduction	0
ASSESSED VALUE	186,232
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,232
TOTAL JUST VALUE	186,232
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982111	MH MOVE-ON	0	05/01/1998
8176	MH MOVE-ON	4,550	05/17/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/1663	5/09/2022	WD	U	I	37	5,000
GRANTOR: SIMPSON MARY CHRISTIN						
GRANTEE: CLEMENS COLBY D & V						
2531/0322	1/19/2022	FJ	U	I	11	0
GRANTOR: SMITH JOHN W JR EST						
GRANTEE: SIMPSON MARY CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W66 S27 E66 N27 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	1243	WD DECK F	0	0	0	0	280.00	SF	8.00	8.00	100	1998	1998	3	20	448	

LAND DESCRIPTION

TOTAL OB/XF 3,283

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	0		OR	0.00	0.00	3.22	AC		1.00	1.00	0.55	75,000.00	41,250.00	132,825							

REVIEW DATE 02/23/2022 BY KWA Total Acres: 3.22 Total Land Value: 132,825 Market: 0 Agricultural: 0 Common: 132,825 PRINTED 08/06/2024 BY SYS