PT SEC 31-2N-28E
IN OR 2561/1693

CLEMENS COLBY D/VURNAKES SCOTT ALEXANDER
86284 BARNWELL CIR
FERNANDINA BEACH, FL 32034

2024

31-2N-28-0000-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	78,375
TOTAL MARKET VALUE	78,375
SOH/AGL Deduction	0
ASSESSED VALUE	78,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,375
TOTAL JUST VALUE	78,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5306	CO ISSUED	0	10/01/2010
M15652	H/AC	0	09/01/2010
P14449	NEW CONSTR	0	09/01/2010
94-389	MH MOVE-ON	800	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2561/1693	5/09/2022	WD	U	V	37	1,000
GRANTOR: SIMPSON MARY CHRISTIN						
GRANTEE: CLEMONS COLBY D & S						
2531/0304	1/19/2022	FJ	U	V	11	0
GRANTOR: SMITH JOHN W JR EST						
GRANTEE: SIMPSON MARY CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

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	0		OR	0.00	0.00	2.09	AC		1.00	1.00	0.50	75,000.00	37,500.00	78,375							

REVIEW DATE 05/30/2023 BY MLU Total Acres: 2.09 Total Land Value: 78,375 Market: 0 Agricultural: 0 Common: 78,375 PRINTED 08/06/2024 BY SYS