IN OR 1605/1052
2003 CHNC TW/MH
EX R/W IN OR 375/651

COLLIER JOHN A JR & NICOLE
95418 CATALINA DRIVE
FERNANDINA BEACH, FL 32034

2024

31-2N-28-0000-0003-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

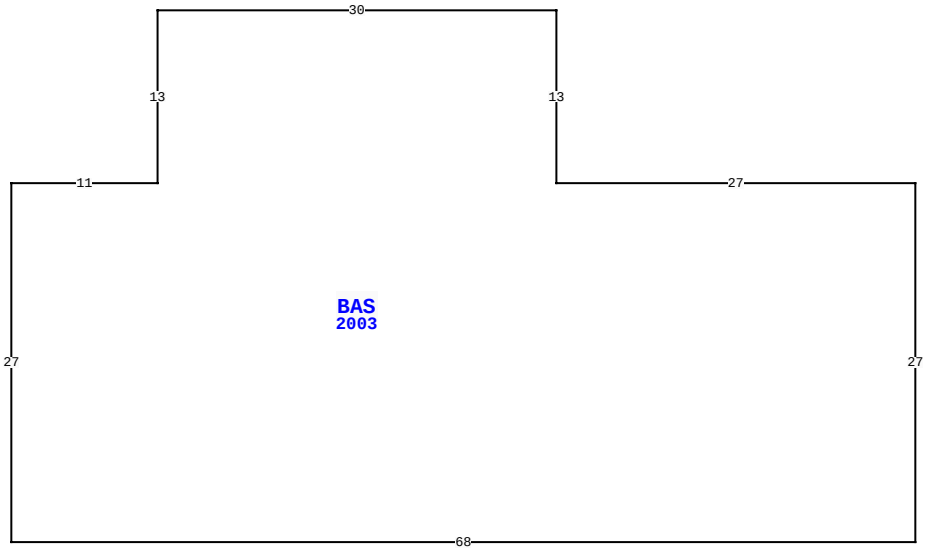
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,226	100	2,226	111,921
TOTALS	2,226		2,226	111,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,226	128.9200	96.69	215,232	2003	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2003 Heated Area: 2226 HX Base Yr 2003



95418 CATALINA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		157,865
TOTAL MARKET OB/XF VALUE		9,084
TOTAL LAND VALUE - MARKET		139,500
TOTAL MARKET VALUE		306,449
SOH/AGL Deduction		145,696
ASSESSED VALUE		160,753
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		105,753
TOTAL JUST VALUE		306,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013119	ADDITION	76,154	08/26/2022
MH034106	MH MOVE-ON	0	07/01/2003
B0311159	FOUNDATION	1,900	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1605/1052	2/09/2009	QC	U	I	11	100
GRANTOR: COLLIER JOHN A JR & N						
GRANTEE: COLLIER JOHN A JR &						
1393/1926	3/07/2006	QC	U	I	07	100
GRANTOR: COLLIER JOHN A JR						
GRANTEE: COLLIER JOHN A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W27 N13 W30 S13 W11 S27 E68 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	0812	CONCRETE C	0	100	0	0	1,904.00	SF	2.40	2.40	100	2003	2003	3	83	3,793	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
3	0752	USP	0	100	12	16	192.00	SF	15.00	15.00	100	2015	2015	3	78	2,246	

LAND DESCRIPTION

TOTAL OB/XF 9,084

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	100		OR	0.00	0.00	1.86	AC		1.00	1.00	1.00	75,000.00	75,000.00	139,500							

REVIEW DATE 11/29/2022 BY DJ Total Acres: 1.86 Total Land Value: 139,500 Market: 0 Agricultural: 0 Common: 139,500 PRINTED 08/06/2024 BY SYS

IN OR 1605/1052
2003 CHNC TW/MH
EX R/W IN OR 375/651

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FERNANDINA BEACH, FL 32034

2024

31-2N-28-0000-0003-0120

BUILDING CHARACTERISTICS

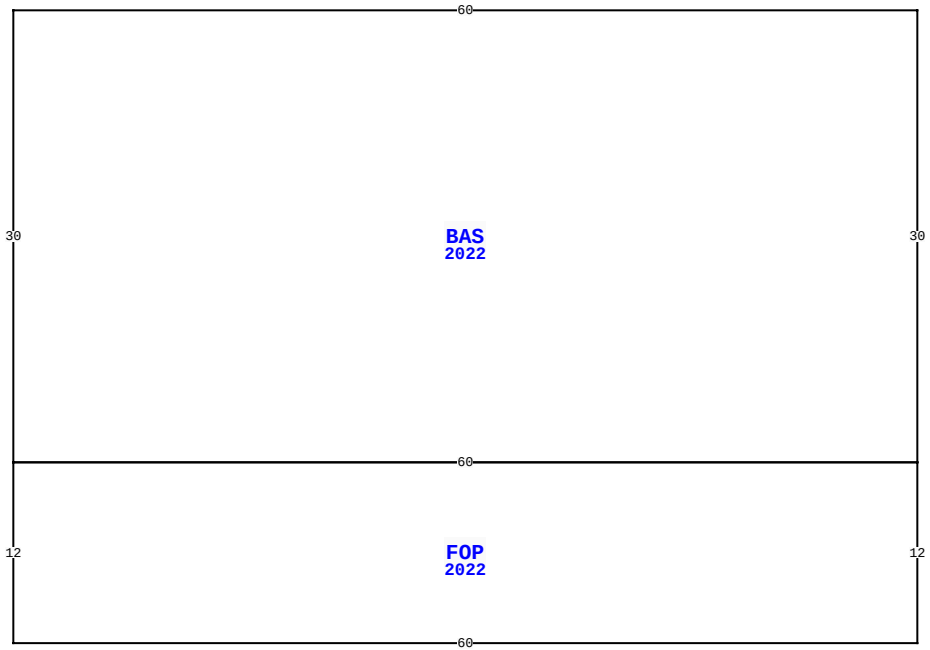
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,800	100	1,800	41,022
FOP	720	30	216	4,922
TOTALS	2,520		2,016	45,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,016	65.7580	23.02	46,408	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2003 Heated Area: 1800 HX Base Yr 2003



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GRANTEE: COLLIER JOHN A JR &						
1393/1926	3/07/2006	QC	U	I	07	100
GRANTOR: COLLIER JOHN A JR						
GRANTEE: COLLIER JOHN A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W60 S30 FOP=[YR=2022] S12 E60 N12 W60$ E60 N30$.

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

REVIEW DATE 11/29/2022 BY DJ Total Acres: 1.86 Total Land Value: 139,500 Market: 0 Agricultural: 0 Common: 139,500 PRINTED 08/06/2024 BY SYS