

IN OR 2587/26
EX R/W IN OR 375/651
EX 3-22

MARLIN KEVIN P & CRYSTAL RENATA
95318 CATALINA DRIVE
FERNANDINA BEACH, FL 32034

2024

31-2N-28-0000-0003-0160



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
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

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	2,052	100	2,052	154,718
TOTALS	2,052		2,052	154,718

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	23	12	276.00	SF	10.00	10.00	100	2023
2	1242	WD DECK A	0 100	23	12	276.00	SF	10.00	10.00	100	2023
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,052	147.8400	110.88	227,526	2001	2011	0	0	32.00	68.00
1 M/H 94+ - 100% - 2023											
Heated Area: 2052											
HX Base Yr 2023											

95318 CATALINA DR, FERNANDINA BEACH											
BAS 2018											
BLD DATE 05/30/2023 MLU											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

TOTAL OB/XF											
8,495											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 169,816											
TOTAL MARKET OB/XF VALUE 8,495											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 253,311											
SOH/AGL Deduction 6,522											
ASSESSED VALUE 246,789											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 196,789											
TOTAL JUST VALUE 253,311											
NCON VALUE 15,098											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 224,943											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007270	ADDITION	21,758	10/01/2022
MH177272	CO ISSUED	0	07/10/2018
MH177272	MH MOVE-ON	0	11/01/2017
MH971846	MH MOVE-ON	0	07/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2587/0026	8/19/2022	WD	Q	I	02	295,000	
GRANTOR: JORDAN JOSHUA P & BRA							
GRANTEE: MARLIN KEVIN P & CR							
2211/1474	7/12/2018	WD	Q	I	01	140,000	
GRANTOR: PDJ LLC							
GRANTEE: JORDAN JOSHUA P & B							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W76 S27 E76 N27\$.											

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