PT SEC 35-2N-28E
IN OR 2364/1188
FPL ESMT OR 324/815

TIMKO MACKENNAH
95128 CATALINA DRIVE
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0590

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

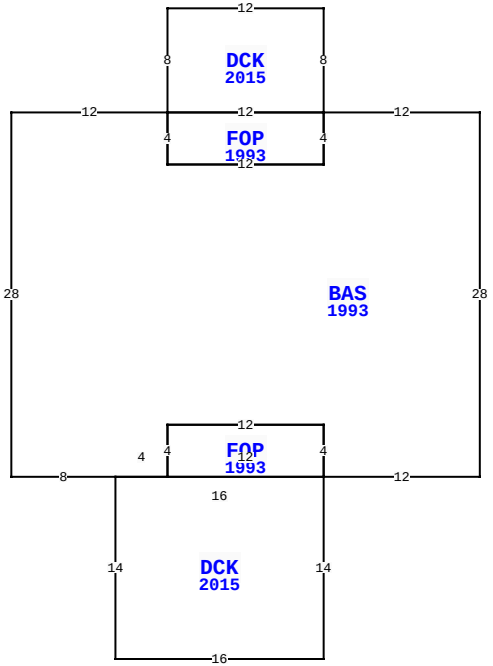
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	107,040
DCK	96	10	10	1,174
DCK	224	10	22	2,582
FOP	48	30	14	1,643
FOP	48	30	14	1,643
TOTALS	1,328		972	114,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	972	139.6008	132.62	128,907	1986	2000	0	0	0	11.50	88.50

1 SINGLE FAM – 100% - 2021 Heated Area: 912 HX Base Yr 2021



95128 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		114,083
TOTAL MARKET OB/XF VALUE		8,730
TOTAL LAND VALUE - MARKET		239,400
TOTAL MARKET VALUE		362,213
SOH/AGL Deduction		152,200
ASSESSED VALUE		210,013
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		160,013
TOTAL JUST VALUE		362,213
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5376	ADDITION	4,896	12/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2364/1188	5/27/2020	WD	Q	I	01	230,000
GRANTOR: ANDREE MICHAEL R & SE						
GRANTEE: TIMKO MACKENNAH						
2197/0551	5/16/2018	WD	Q	I	01	180,000
GRANTOR: CONNOLLY DANIEL F & J						
GRANTEE: ANDREE MICHAEL R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 DCK=[YR=2015] N8 W12 S8 FOP=[YR=1993] S4 E12 N4 W12$ E12 $ S4 W12 N4 W12 S28 E8 DCK=[YR=2015] S14 E16 N14 FOP=[YR=1993] N4 W12 S4 E12 $ W16 $ E4 N4 E12 S4 E12 N28 $.

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	0940	SHEDS/PORT	0	100	16	20	320.00	SF	20.10	20.10	100	1978	1978	3	20	1,286	
2	0200	BARN WD 0-	0	100	44	14	616.00	SF	20.00	20.00	100	1976	1976	3	20	2,464	
3	0681	POLE SHED	0	100	12	16	192.00	SF	15.00	15.00	100	1978	1978	3	20	576	
4	0681	POLE SHED	0	100	24	32	768.00	SF	15.00	15.00	100	1989	1989	3	20	2,304	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 8,730

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	3.36	AC		1.00	1.00	0.95	75,000.00	71,250.00	239,400							

REVIEW DATE 03/18/2020 BY KWA Total Acres: 3.36 Total Land Value: 239,400 Market: 0 Agricultural: 0 Common: 239,400 PRINTED 08/06/2024 BY SYS