

IN OR 2532/838
R673060 & R673061
EX R/W OR 375/651

HOWARD MELANIE &/BALLARD HARRY
95127 CATALINA DRIVE
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0750



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 90
Interior Floo	08	SHT VINYL 10
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	1,716	100	1,716	60,540
UOP	280	25	70	2,470
TOTALS	1,996		1,786	63,010

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0681	POLE SHED	0 50	10	20	200.00	SF	15.00	
2	0500	FP-PRE FAB	0 50	0	0	1.00	UT	3,500.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	50		OR	0.00	0.00	3.20

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0800	02	1,786	117.6000	88.20	157,525	1997	1997	0	0
1 M/H 94+ - 50% - 1994					Heated Area: 1716		HX Base Yr 1994		

10

28

UOP
1998

27

26

BAS
1997

26

66

10

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					63,010				
TOTAL MARKET OB/XF VALUE					3,400				
TOTAL LAND VALUE - MARKET					204,000				
TOTAL MARKET VALUE					270,410				
SOH/AGL Deduction					149,534				
ASSESSED VALUE					120,876				
TOTAL EXEMPTION VALUE					31,470				
BASE TAXABLE VALUE					89,406				
TOTAL JUST VALUE					270,410				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					269,185				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
972038	MH MOVE-ON	0	12/01/1997
7254	MH MOVE-ON	15,000	05/02/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2579/0317	7/06/2022	QC	U	I	11	100
GRANTOR:BALLARD HARRY OREN						
GRANTEE:HOWARD MELANIE & HA						
2532/0838	1/24/2022	WD	U	I	30	151,800
GRANTOR:HOWARD MELANIE M						
GRANTEE:BALLARD HARRY OREN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W66 UOP=[YR=1998] N1 W10 S28 E10 N27\$ S26 E66 N26 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	50		OR	0.00	0.00	3.20