IN OR 2705/1083

LITTLE LONNIE NEIL & DEBORAH P L/E/
95492 CATALINA DRIVE
FERNANDINA BEACH, FL 32034

2025

31-2N-28-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

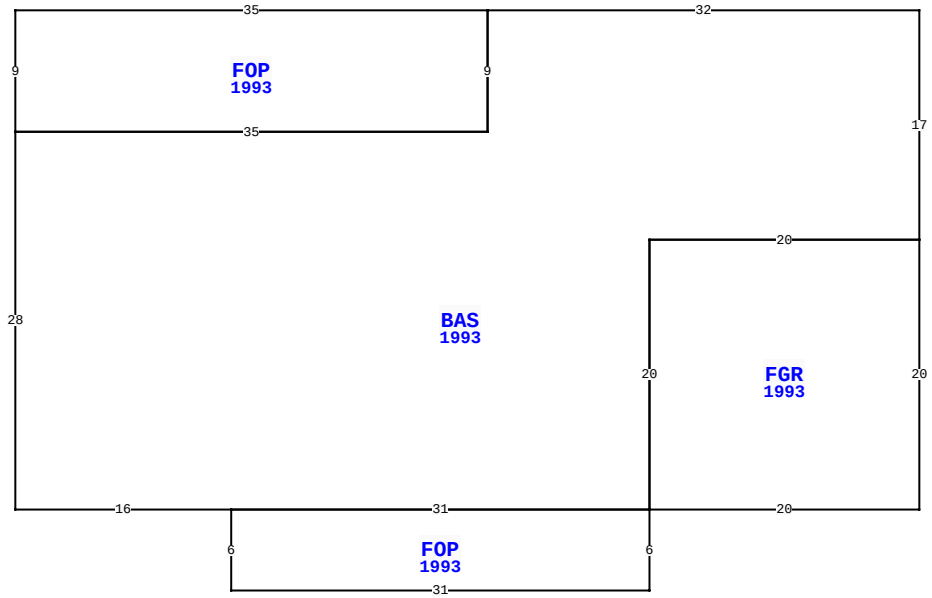
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100	1993	1,764	176,180
FGR	400	55	1993	220	21,973
FOP	186	30	1993	56	5,593
FOP	315	30	1993	94	9,388
TOTALS	2,665			2,134	213,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,134	117.5020	117.50	250,745	1992	1992	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 1989 Heated Area: 1764 HX Base Yr 1989



95492 CATALINA DR, FERNANDINA BEACH

BLD DATE	04/30/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,775
TOTAL MARKET OB/XF VALUE		8,058
TOTAL LAND VALUE - MARKET		334,400
TOTAL MARKET VALUE		584,233
SOH/AGL Deduction		387,121
ASSESSED VALUE		197,112
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,390
TOTAL JUST VALUE		584,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		489,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1703844	REPAIR/RRF	6,000	06/01/2017
7959	NEW CONSTR	80,416	03/25/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2705/1083	4/10/2024	LE	U	I	11	100
GRANTOR: LITTLE LONNIE N & DEB						
GRANTEE: LITTLE LONNIE N JR						
0539/0819	3/28/1988	WD	Q	V	01	100
GRANTOR: LITTLE C J SR & E E						
GRANTEE: LITTLE LONNIE & D P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 FOP=[YR=1993] W35 S9 E35 N9$ S9 W35 S28 E16 FOP=[YR=1993] S6 E31 N6 FGR=[YR=1993] E20 N20 W20 S20 $ W31$ E31 N20 E20 N17$.

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	1242	WD DECK A	0	100	10	24	240.00	SF	10.00	10.00	100	1988	1988	3	20	480	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
3	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	1994	1994	3	20	432	
4	0811	CONCRETE B	0	100	0	0	550.00	SF	5.20	5.20	100	1994	1994	3	66	1,888	
5	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2024	2018		78	2,808	

LAND DESCRIPTION

TOTAL OB/XF 8,058

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	000100	C	RES	100	0006	OR	0.00	0.00	3.52	AC		1.00	1.00	0.95	100,000.00	95,000.00	334,400							

REVIEW DATE 04/17/2024 BY NWA Total Acres: 3.52 Total Land Value: 334,400 Market: 0 Agricultural: 0 Common: 334,400 PRINTED 07/30/2025 BY SYS

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2025

31-2N-28-0000-0002-0030

BUILDING CHARACTERISTICS

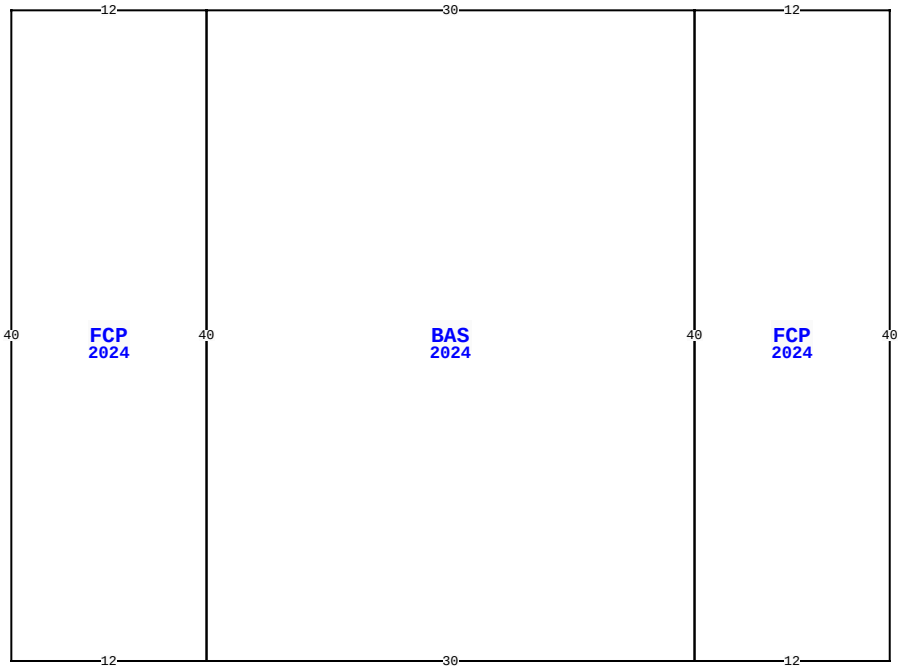
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2024	1,200	23,868
FCP	480	25	2024	120	2,387
FCP	480	25	2024	120	2,387
TOTALS	2,160			1,440	28,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,440	57.2000	21.16	30,470	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2024 Heated Area: 1200 HX Base Yr 1989



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NASSAU COUNTY PROPERTY

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0539/0819	3/28/1988	WD	Q	V	01	100
GRANTOR: LITTLE C J SR & E E						
GRANTEE: LITTLE LONNIE & D P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S40 W30 N40 $
FCP=[YR=2024;ORIG=80,10] E12 S40 W12 N40 $
FCP=[YR=2024;ORIG=50,10] W12 S40 E12 N40 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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