

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 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	
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	YEAR
BAS	924	100	2001
TOTALS	924		924
			44,510

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	924	123.2000	104.72	96,761	2001	2001	0	0	54.00	46.00												
1 M/H 94+ - 0% - 1977 Heated Area: 924 HX Base Yr 1977																							
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: blue;">BAS 2001</span> </div>																							
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/09/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/09/2025	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																					
XF DATE		LAND DATE	05/09/2025																				
INC DATE		AG DATE	MLU																				

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		173,840	
TOTAL MARKET OB/XF VALUE		10,135	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		383,975	
SOH/AGL Deduction		204,586	
ASSESSED VALUE		179,389	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		128,667	
TOTAL JUST VALUE		383,975	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		319,675	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14335	MECH OTHER	0	05/05/2009
C5160	CO ISSUED	0	02/06/2009
MH5160	MH MOVE-ON	0	01/01/2009
E21534	ELEC OTHER	0	01/01/2009
P13633	OTHER	0	01/01/2009
E017791	TEMP POLE	0	03/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0809/0702	10/10/1997	WD	U	I	10	100
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: MORTON WEBSTER L						
0228/0379	1/01/1976	AD	Q	V		7,000
GRANTOR:						
GRANTEE:						

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							
1	1242	WD DECK A	0	100	12	6			72.00	SF	10.00	2005	2005	3	22	158							
2	0810	CONCRETE A	0	100	0	0			620.00	SF	6.50	2010	2010	3	90	3,627							
3	0510	GARAGE WD-	0	100	18	18			324.00	SF	35.00	2010	2010	3	56	6,350							
TOTALS															924	924	44,510						

BUILDING NOTES	
95078 CATALINA DR, FERNANDINA BEACH	

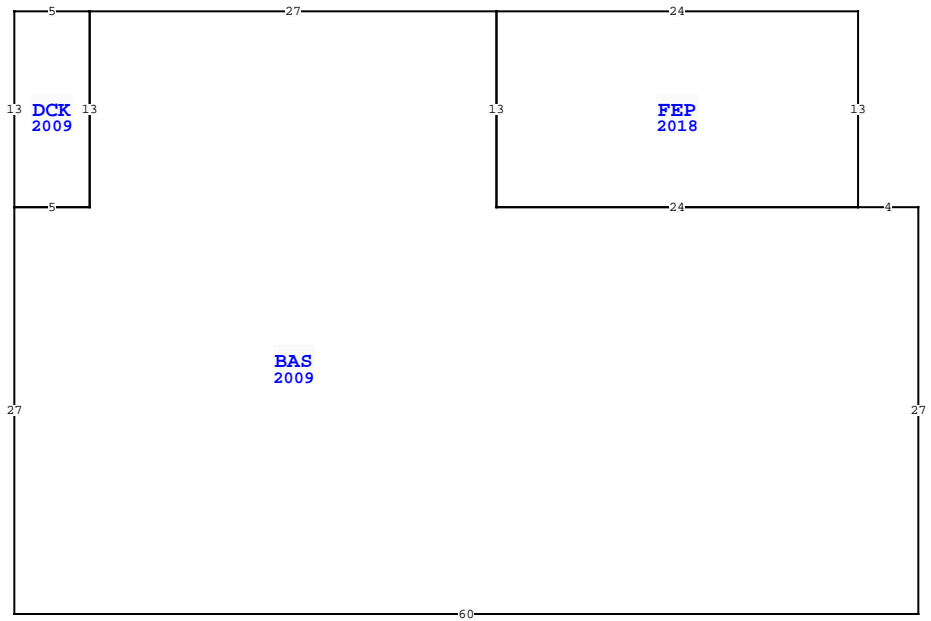
BUILDING DIMENSIONS	
BAS=[YR=2001] W66S14 E66 N14 \$ .	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	200,000							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
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	YEAR
BAS	1,971	100	2009
DCK	65	15	2009
FEP	312	85	2018
TOTALS	2,348		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	2,246	116.8000	99.28	222,983	2007	2007	0	0	42.00	58.00	
3 M/H 94+ - 100% - 1977 Heated Area: 2236 HX Base Yr 1977												



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			173,840
TOTAL MARKET OB/XF VALUE			10,135
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			383,975
SOH/AGL Deduction			204,586
ASSESSED VALUE			179,389
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			128,667
TOTAL JUST VALUE			383,975
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			319,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-1559	CHNGE SRVC	0	01/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0809/0702	10/10/1997	WD	U	I	10	100
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: MORTON WEBSTER L						
0228/0379	1/01/1976	AD	Q	V		7,000
GRANTOR:						
GRANTEE:						

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							
95078 CATALINA DR, FERNANDINA BEACH																							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2009] W4 FEP=[YR=2018] N13 W24 S13 E24\$ W24 N13 W27												
DCK=[YR=2009] W5 S13 E5 N13\$ S13 W5 S27 E60 N27 \$.												

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