



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	04	Quality Level 04	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,064	100	1994
BAS	336	100	1996
FOP	280	30	1994
UOP	35	25	1994
TOTALS	1,715		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,493	107.3600	85.89	128,234	1989	2010	0	0	36.00	64.00

1 M/H 93- - 100% - 2022 Heated Area: 1400 HX Base Yr 2022

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			82,070
TOTAL MARKET OB/XF VALUE			2,043
TOTAL LAND VALUE - MARKET			109,800
TOTAL MARKET VALUE			193,913
SOH/AGL Deduction			122,463
ASSESSED VALUE			71,450
TOTAL EXEMPTION VALUE	HX HB	46,450	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			193,913
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			158,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9502512	REMODEL	11,760	01/01/1996
9118	MH MOVE-ON	18,000	11/24/1992
8021	MH MOVE-ON	5,000	01/12/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2504/1139	10/08/2021	WD	Q	I	02	128,500

GRANTOR: MORGAN LARRY  
 GRANTEE: SUBLESKI CHRISTOPHE  
 1764/1979 11/16/2011 QC U I 11 100  
 GRANTOR: COGGINS VICKI & LARRY  
 GRANTEE: COGGINS VICKI & LAR

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	0820	WOOD WALK	0	100	3	35		11.75	11.75	100	1993	1993	3	40	494	
2	1242	WD DECK A	0	100	10	12	SF	10.00	10.00	100	1993	1993	3	20	240	
3	0351	CARPORT MT	0	100	20	21	SF	5.90	5.90	100	1993	1993	3	20	496	
4	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	1996	1996	3	70	232	
5	0351	CARPORT MT	0	100	20	22	SF	6.60	6.60	100	1996	1996	3	20	581	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/09/2025	MLU

BUILDING NOTES	
95087 CATALINA DR, FERNANDINA BEACH	

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	1.22	AC		1.00	1.00	0.90	100,000.00	90,000.00	109,800							