

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

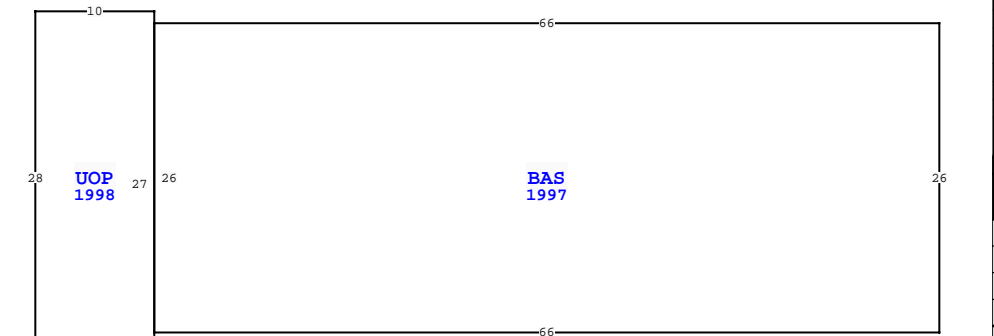
HOWARD MELANIE &/BALLARD HARRY  
95127 CATALINA DRIVE  
FERNANDINA BEACH, FL 32034

**2025**

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

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 90	
Interior Floor	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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,786	117.6000	99.96	178,529	1997	1997	0	0	65.00	35.00



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	1997	1,716	60,036
UOP	280	25	1998	70	2,449
TOTALS	1,996			1,786	62,485

95127 CATALINA DR, FERNANDINA BEACH

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	0681	POLE SHED	0	50	10	20		SF	15.00	100	1993	1993	3	20	600	
2	0500	FP-PRE FAB	0	50	0	0		UT	3,500.00	100	1997	1997	3	79	2,765	

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	50		OR	0.00	0.00	3.20	AC		1.00	1.00	0.85	100,000.00	85,000.00	272,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			62,485
TOTAL MARKET OB/XF VALUE			3,365
TOTAL LAND VALUE - MARKET			272,000
TOTAL MARKET VALUE			337,850
SOH/AGL Deduction			208,895
ASSESSED VALUE			128,955
TOTAL EXEMPTION VALUE	HA HAB	33,108	
BASE TAXABLE VALUE			95,847
TOTAL JUST VALUE			337,850
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,410

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
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GRANTOR: HOWARD MELANIE M  
GRANTEE: BALLARD HARRY OREN

BUILDING NOTES

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