PT SEC 31-2N-28
IN OR 2561/1663
(EX R/W IN OR 375/651)

CLEMENS COLBY D/VURNAKES SCOTT ALEXANDER
95311 CATALINA DR
FERNANDINA BEACH, FL 32034

2026

31-2N-28-0000-0003-0040

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 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
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 04

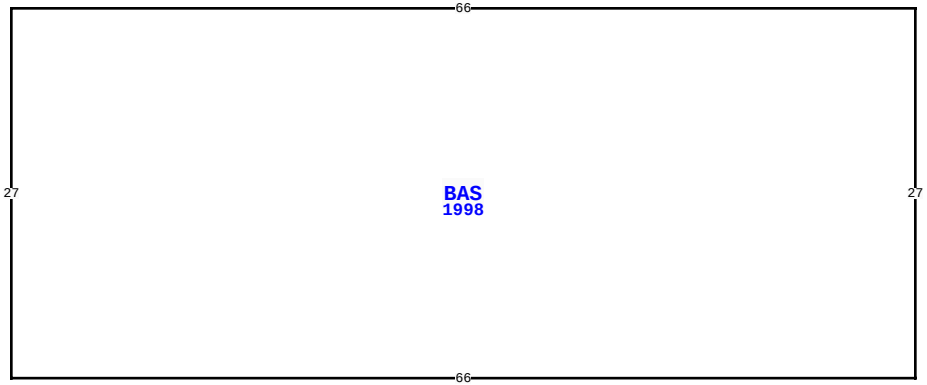
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1998	1,782	65,788
TOTALS	1,782			1,782	65,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	117.2000	105.48	187,965	1998	1998	0	0	0	65.00	35.00

2 M/H 94+ 100% - 2025 Heated Area: 1782 HX Base Yr 2025



95311 CATALINA DR, FERNANDINA BEACH

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

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	
2	1243	WD DECK F	0	100	0	0	280.00	SF	8.00	8.00	100	1998	1998	3	20	448	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		65,788
TOTAL MARKET OB/XF VALUE		3,213
TOTAL LAND VALUE - MARKET		177,100
TOTAL MARKET VALUE		246,101
SOH/AGL Deduction		6,189
ASSESSED VALUE		239,912
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		188,501
TOTAL JUST VALUE		246,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982111	MH MOVE-ON	0	05/01/1998
8176	MH MOVE-ON	4,550	05/17/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/1663	5/09/2022	WD	U	I	37	5,000
GRANTOR: SIMPSON MARY CHRISTIN						
GRANTEE: CLEMENS COLBY D & V						
2531/0322	1/19/2022	FJ	U	I	11	0
GRANTOR: SMITH JOHN W JR EST						
GRANTEE: SIMPSON MARY CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W66 S27 E66 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 3,213

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		OR	0.00	0.00	3.22	AC		1.00	1.00	0.55	100,000.00	55,000.00	177,100							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.22 Total Land Value: 177,100 Market: 0 Agricultural: 0 Common: 177,100 PRINTED 07/09/2026 BY SYS