IN OR 2511//726

IENARO VINCENT & MEGAN C
95355 CATALINA DR
FERNANDINA BEACH, FL 32034

2026

31-2N-28-0000-0003-0340

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

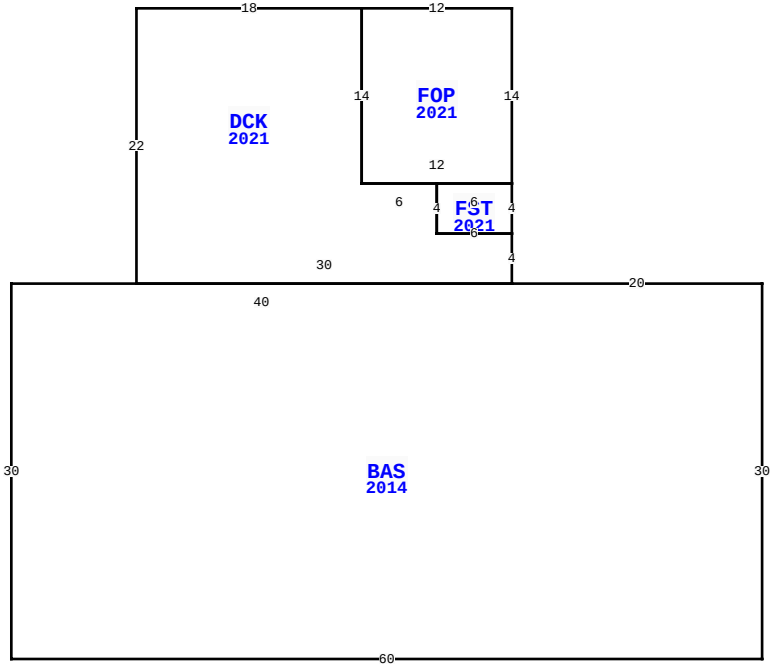
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05
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	1,800	100	2014	1,800	158,936
DCK	468	15	2021	70	6,181
FOP	168	30	2021	50	4,415
FST	24	65	2021	16	1,413
TOTALS	2,460			1,936	170,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,936	140.1600	126.14	244,207	2011	2014	0	0	0	30.00	70.00

1 M/H 94+ 100% - 2022 Heated Area: 1800 HX Base Yr 2022



95355 CATALINA DR, FERNANDINA BEACH

BLD DATE		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		195,761
TOTAL MARKET OB/XF VALUE		7,355
TOTAL LAND VALUE - MARKET		114,000
TOTAL MARKET VALUE		317,116
SOH/AGL Deduction		115,224
ASSESSED VALUE		201,892
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,481
TOTAL JUST VALUE		317,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428344	GARAGE	50,472	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2511/0726	11/01/2021	WD	Q	I	01	240,000
GRANTOR: FITZPATRICK CAROLINE						
GRANTEE: IENARO VINCENT & ME						
2317/0806	10/31/2019	WD	Q	I	01	172,000
GRANTOR: MCCAIN NOBLE W JR & K						
GRANTEE: AGOSTINO CAROLINE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W20 DCK=[YR=2021] N4 FST=[YR=2021] N4
FOP=[YR=2021] N14 W12 S14 E12$ W6 S4 E6$ W6 N4 W6 N14 W18
S22 E30$ W40 S30 E60 N30 $.

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	2011	2011	3	93	3,255	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	82	4,100	

LAND DESCRIPTION

TOTAL OB/XF 7,355

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	1.14	AC		1.00	1.00	1.00	100,000.00	100,000.00	114,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.14 Total Land Value: 114,000 Market: 0 Agricultural: 0 Common: 114,000 PRINTED 07/09/2026 BY SYS

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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
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 04

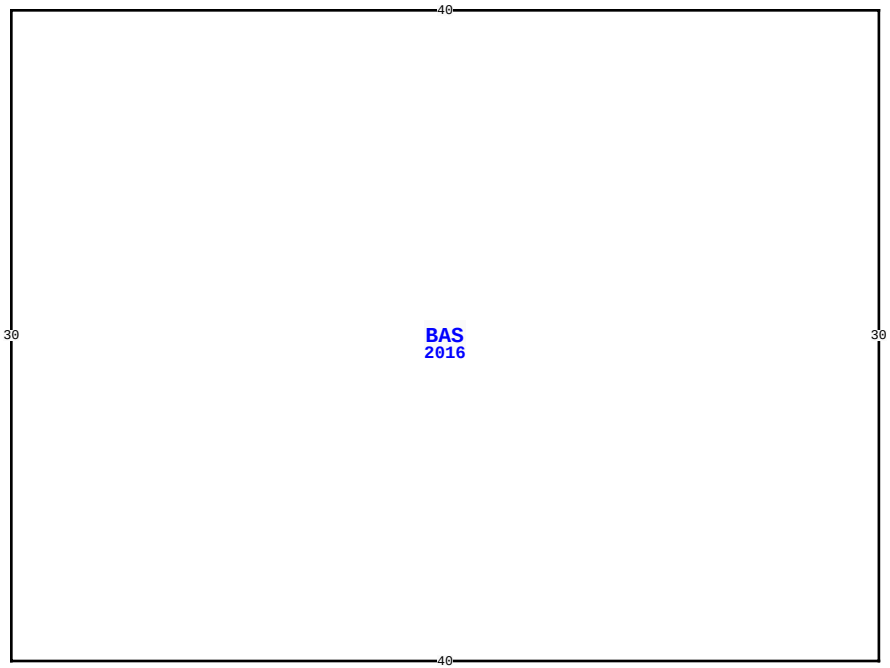
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2016	1,200	24,816
TOTALS	1,200			1,200	24,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	23.77	28,524	2014	2014	0	0	0	13.00	87.00

2 GARAGE RES 100% - 2022 Heated Area: 1200 HX Base Yr 2022



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GRANTOR: MCCAIN NOBLE W JR & K						
GRANTEE: AGOSTINO CAROLINE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W40 S30 E40 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.14 Total Land Value: 114,000 Market: 0 Agricultural: 0 Common: 114,000 PRINTED 07/09/2026 BY SYS