IN OR 809 PG 702
2001 WEST SW
2007 NOBILITY TW/MH

MORTON WEBSTER L
95078 CATALINA DRIVE
FERNANDINA BEACH, FL 32034

2026

35-2N-28-0000-0001-0520

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

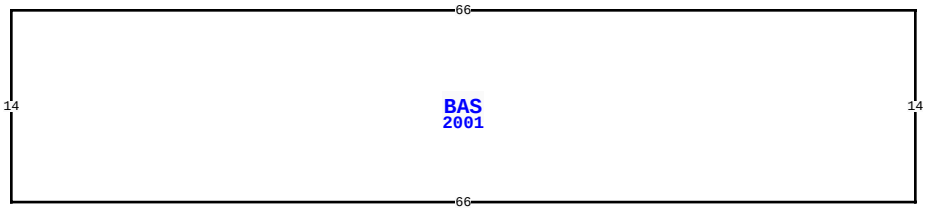
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2001	924	45,079
TOTALS	924			924	45,079

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	110.88	102,453	2001	2001	0	0	0	56.00	44.00

1 M/H 94+ 0% - 1977 Heated Area: 924 HX Base Yr 1977



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		177,295
TOTAL MARKET OB/XF VALUE		6,048
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		383,343
SOH/AGL Deduction		196,235
ASSESSED VALUE		187,108
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,697
TOTAL JUST VALUE		383,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,975

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	11/11/1976	AD	Q	V		7,000
GRANTOR: HARVEY FRANK C & EVEL						
GRANTEE: PENLAND S PERRY						

95078 CATALINA DR, FERNANDINA BEACH

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

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	1242	WD DECK A	0	100	12	6	72.00	SF	10.00	10.00	100	2005	2005	3	21	151	
3	0510	GARAGE WD-	0	100	18	18	324.00	SF	35.00	35.00	100	2010	2010	3	52	5,897	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W66S14 E66 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 6,048

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	2.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS

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2001 WEST SW
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BUILDING CHARACTERISTICS

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Exterior Wall	30	VINYL 100
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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	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

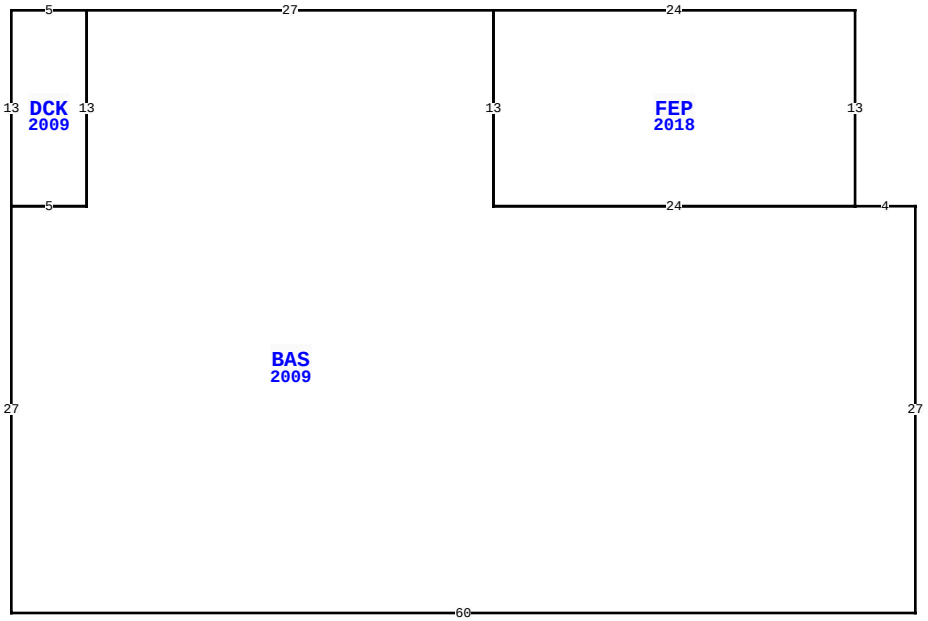
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,971	100	2009	1,971	116,028
DCK	65	15	2009	10	589
FEP	312	85	2018	265	15,600
TOTALS	2,348			2,246	132,216

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	105.12	236,100	2007	2007	0	0	0	44.00	56.00

3 M/H 94+ 100% - 1977 Heated Area: 2236 HX Base Yr 1977



BLD DATE	
XF DATE	
INC DATE	
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LAND DATE	05/09/2025 MLU
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95078 CATALINA DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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TOTAL JUST VALUE		383,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,975

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	11/11/1976	AD	Q	V		7,000
GRANTOR: HARVEY FRANK C & EVEL						
GRANTEE: PENLAND S PERRY						

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 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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: 2.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS