

IN OR 1998/1641
EX R/W IN OR 375/651

HENDERSON DENNIS M JR
95169 CATALINA DR
FERNANDINA BEACH, FL 32034

2026

35-2N-28-0000-0001-0530



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	32	15	2015	5	412
BAS	814	100	1993	814	66,980
BAS	231	100	2013	231	19,008
FCP	176	25	2013	44	3,620
FUS	330	100	1993	330	27,154
UOP	21	20	2015	4	330

TOTALS	1,604			1,428	117,503
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0201	BARN WD 10	0	100	0	0	2,220.00	SF	17.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	3.07

REVIEW DATE 01/18/2023 BY DJA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,428	95.3680	100.14	143,000	1989	1989		0	0	17.83	82.17	
1 SINGLE FAM 100% - 2016 Heated Area: 1375 HX Base Yr 2016													
95169 CATALINA DR, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2025 MLU													

TOTAL OB/XF 12,737													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0201	BARN WD 10	0	100	0	0	2,220.00	SF	17.00	17.00	100	2002	2002
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989

TOTAL OB/XF 12,737													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0201	BARN WD 10	0	100	0	0	2,220.00	SF	17.00	17.00	100	2002	2002
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989

Total Acres: 3.07 Total Land Value: 307,000 Market: 0 Agricultural: 0 Common: 307,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	117,503		
TOTAL MARKET OB/XF VALUE	12,737		
TOTAL LAND VALUE - MARKET	307,000		
TOTAL MARKET VALUE	437,240		
SOH/AGL Deduction	261,163		
ASSESSED VALUE	176,077		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	124,666		
TOTAL JUST VALUE	437,240		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	435,972		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1998/1641	8/24/2015	WD	Q	I	01	160,000	
GRANTOR: CHAPMAN WILLIAM KEITH							
GRANTEE: HENDERSON DENNIS M							
1921/1715	6/06/2014	QC	U	I	11	100	
GRANTOR: CARTER THOMAS JAMES &							
GRANTEE: CHAPMAN WILLIAM KEI							

BUILDING NOTES							

BUILDING DIMENSIONS							
UOP=[YR=2015] W7 S3 BAS=[YR=1993] W15 BAS=[YR=2013] W11 S21 FCP=[YR=2013] S16 E11 N16 W11 \$ E11 N21 \$ S37 E22 N37 W7\$ E7 N3\$ PTR=E15 FUS=[YR=1993] E33 S1 BAL=[YR=2015] E4 S8 W4 N8\$ S9 W33 N10\$ W15\$.							

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