

PT SEC 35-2N-28E
IN OR 2364/1188
FPL ESMT OR 324/815

TIMKO MACKENNAH
95128 CATALINA DRIVE
FERNANDINA BEACH, FL 32034

2026

35-2N-28-0000-0001-0590



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 80
Interior Floo	13 LVT/LAMMT 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	1 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4005.00	

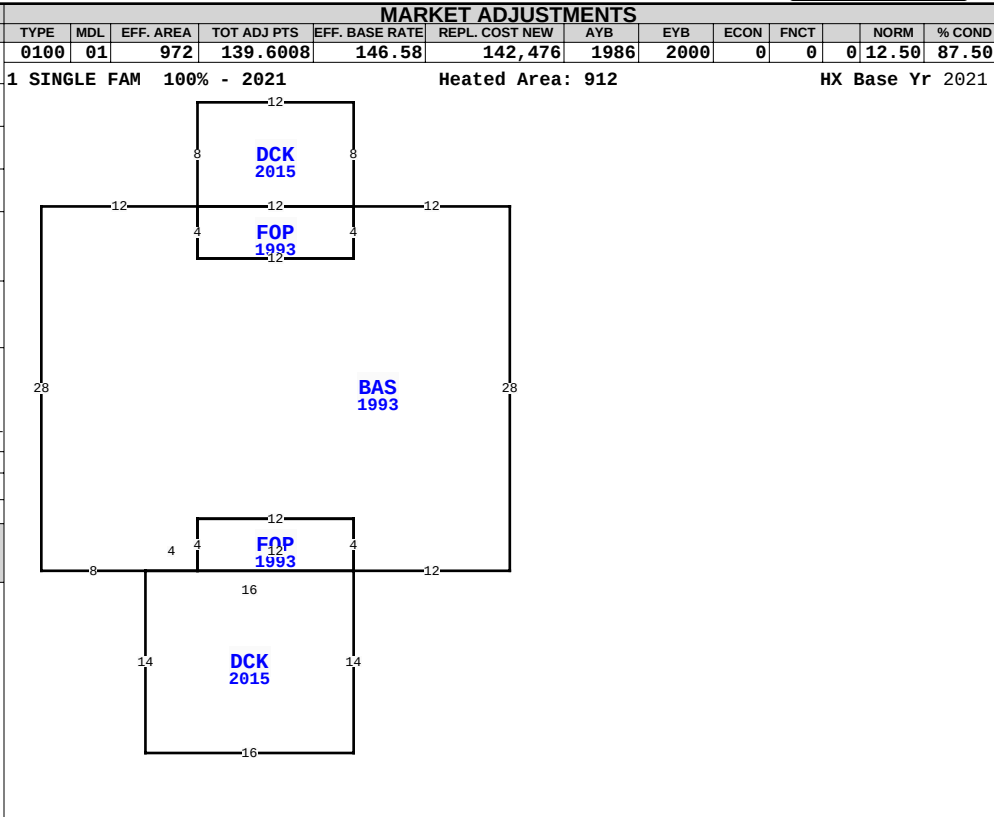
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	1993	912	116,971
DCK	96	10	2015	10	1,283
DCK	224	10	2015	22	2,822
FOP	48	30	1993	14	1,796
FOP	48	30	1993	14	1,796

TOTALS	1,328			972	124,666
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	16	20	320.00	SF	30.00	30.00	100	1978
2	0200	BARN WD 0-	0 100	44	14	616.00	SF	20.00	20.00	100	1976
3	0681	POLE SHED	0 100	12	16	192.00	SF	15.00	15.00	100	1978
4	0681	POLE SHED	0 100	24	32	768.00	SF	15.00	15.00	100	1989
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	3.36	AC	1.00

REVIEW DATE	01/01/2023	BY	CD
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95128 CATALINA DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0940	SHEDS/PORT	0 100	16	20	320.00	SF	30.00	30.00	100	1978	1978	3	20	1,920	
2	0200	BARN WD 0-	0 100	44	14	616.00	SF	20.00	20.00	100	1976	1976	3	20	2,464	
3	0681	POLE SHED	0 100	12	16	192.00	SF	15.00	15.00	100	1978	1978	3	20	576	
4	0681	POLE SHED	0 100	24	32	768.00	SF	15.00	15.00	100	1989	1989	3	20	2,304	
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	

TOTAL OB/XF											
9,224											

Total Acres: 3.36	Total Land Value: 319,200	Market: 0	Agricultural: 0	Common: 319,200
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	124,666		
TOTAL MARKET OB/XF VALUE	9,224		
TOTAL LAND VALUE - MARKET	319,200		
TOTAL MARKET VALUE	453,090		
SOH/AGL Deduction	231,152		
ASSESSED VALUE	221,938		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	170,527		
TOTAL JUST VALUE	453,090		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	447,268		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5376	ADDITION	4,896	12/14/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2364/1188	5/27/2020	WD	Q	I	01
GRANTOR: ANDREE MICHAEL R & SE					230,000
GRANTEE: TIMKO MACKENNAH					
2197/0551	5/16/2018	WD	Q	I	01
GRANTOR: CONNOLLY DANIEL F & J					180,000
GRANTEE: ANDREE MICHAEL R &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W12 DCK=[YR=2015] N8 W12 S8 FOP=[YR=1993] S4 E12 N4 W12\$ E12 \$ S4 W12 N4 W12 S28 E8 DCK=[YR=2015] S14 E16 N14 FOP=[YR=1993] N4 W12 S4 E12 \$ W16 \$ E4 N4 E12 S4 E12 N28 \$.											