

IN OR 2532/838
R673060 & R673061
EX R/W OR 375/651

HOWARD MELANIE &/BALLARD HARRY
95127 CATALINA DRIVE
FERNANDINA BEACH, FL 32034

2026

35-2N-28-0000-0001-0750



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 90
Interior Floo	08	SHT VINYL 10
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

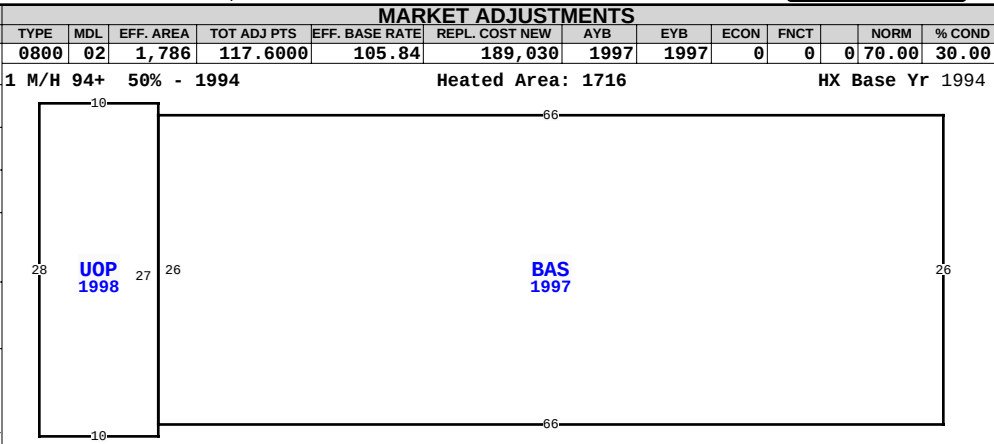
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	1997	1,716	54,486
UOP	280	25	1998	70	2,223

TOTALS	1,996			1,786	56,709
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0681	POLE SHED
2	0500	FP-PRE FAB

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

95127 CATALINA DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF		
L N	USE CODE	CLS
1	000100	C

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	56,709	
TOTAL MARKET OB/XF VALUE	3,295	
TOTAL LAND VALUE - MARKET	272,000	
TOTAL MARKET VALUE	332,004	
SOH/AGL Deduction	194,395	
ASSESSED VALUE	137,609	
TOTAL EXEMPTION VALUE	34,677	
BASE TAXABLE VALUE	102,932	
TOTAL JUST VALUE	332,004	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	337,850	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
972038	MH MOVE-ON	0	12/01/1997
7254	MH MOVE-ON	15,000	05/02/1988

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2579/0317	7/06/2022	QC U
GRANTOR: BALLARD HARRY OREN		
GRANTEE: HOWARD MELANIE & HA		
2532/0838	1/24/2022	WD U
GRANTOR: HOWARD MELANIE M		
GRANTEE: BALLARD HARRY OREN		

BUILDING NOTES		

BUILDING DIMENSIONS
BAS=[YR=1997] W66 UOP=[YR=1998] N1 W10 S28 E10 N27\$ S26 E66 N26 \$.