IN OR 1331/1
R359893 & R359894

MARTIN STANLEY L
95488 CATALINA DR
FERNANDINA BEACH, FL 32034

2026

35-2N-28-0000-0001-0850

BUILDING CHARACTERISTICS

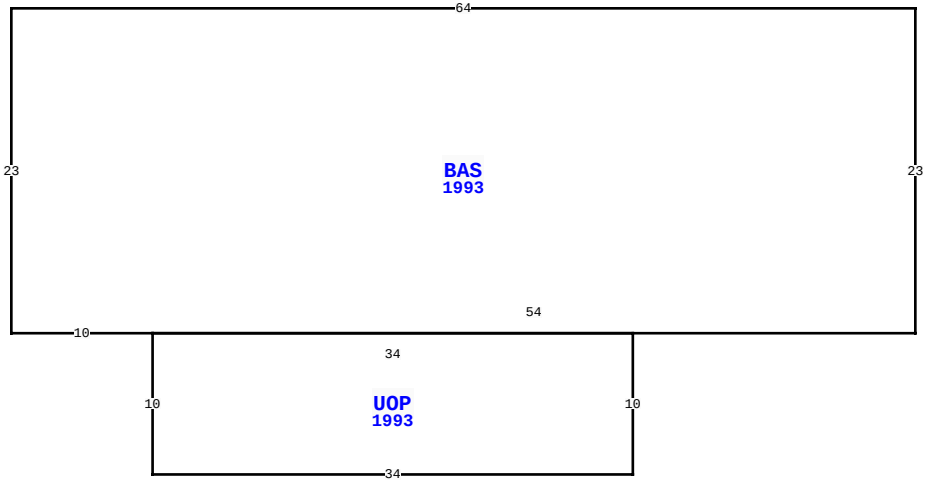
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
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	1,472	100	1993	1,472	27,799
UOP	340	25	1993	85	1,605
TOTALS	1,812			1,557	29,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,557	74.0600	62.95	98,013	1979	1979	0	0	0	70.00	30.00

1 M/H 93- 100% - 1996 Heated Area: 1472 HX Base Yr 1996



95488 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	0510	GARAGE WD-	0	100	24	26	624.00	SF	35.00	35.00	100	1995	1995	3	20	4,368	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		29,404
TOTAL MARKET OB/XF VALUE		4,368
TOTAL LAND VALUE - MARKET		127,000
TOTAL MARKET VALUE		160,772
SOH/AGL Deduction		112,716
ASSESSED VALUE		48,056
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,056
TOTAL JUST VALUE		160,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984561	CHNGE SRVC	0	05/01/1998
95 02421	GARAGE	10,608	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/0001	7/06/2005	QC	Q	I	01	100
GRANTOR: MARTIN KAREN MARIE						
GRANTEE: MARTIN STANLEY LEWI						
0752/1794	5/17/1995	WD	U	I	07	100
GRANTOR: HANEY DAVID M & KAREN						
GRANTEE: MARTIN STANLEY L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S23 E10 UOP=[YR=1993] S10 E34 N10 W34$ E54 N23$.

LAND DESCRIPTION

TOTAL OB/XF 4,368

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	1.27	AC		1.00	1.00	1.00	100,000.00	100,000.00	127,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.27 Total Land Value: 127,000 Market: 0 Agricultural: 0 Common: 127,000 PRINTED 07/09/2026 BY SYS