PT SECS 35,32-2N-28E
IN OR 2777/1489

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

2026

35-2N-28-0000-0001-1160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CATALINA DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	66,500
TOTAL MARKET VALUE	66,500
SOH/AGL Deduction	0
ASSESSED VALUE	66,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,500
TOTAL JUST VALUE	66,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2777/1489	3/29/2025	QC	U	V	11	100

GRANTOR: WARD FRANK GLEASON

GRANTEE: HENDERSON DENNIS M

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	1.33	AC		1.00	1.00	0.50	100,000.00	50,000.00	66,500							

REVIEW DATE 07/21/2025 BY KB Total Acres: 1.33 Total Land Value: 66,500 Market: 0 Agricultural: 0 Common: 66,500 PRINTED 07/09/2026 BY SYS