

BLOCK 2 LOTS 1 & 2
OR 687/522 & OR 526/210
WILLOW BRANCH ACRES PB 4/58

RIMES WILLIAM A JR & SHERRY H
95035 PLUM LOOP
FERNANDINA BEACH, FL 32034

2023

31-2N-28-4955-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
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	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,831	100	1,831	183,981
FCP	590	25	148	14,871
FOP	230	30	69	6,933
FST	138	55	76	7,636
TOTALS	2,789		2,124	213,422

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0680	POLE SHED	0 100	24	8	192.00	SF	10.00	10.00	100	1986
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993
3	0940	SHEDS/PORT	0 100	12	14	168.00	SF	30.00	30.00	100	1991
4	0681	POLE SHED	0 100	14	10	140.00	SF	15.00	15.00	100	1991
5	0681	POLE SHED	0 100	14	10	140.00	SF	15.00	15.00	100	1991
6	0681	POLE SHED	0 100	12	10	120.00	SF	15.00	15.00	100	1993
7	0810	CONCRETE A	0 100	16	9	144.00	SF	6.50	6.50	100	1994
8	0810	CONCRETE A	0 100	0	0	213.00	SF	6.50	6.50	100	1994

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	SFR	100	0005	OR	0.00	0.00	1.97	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,124	125.0970	112.90	239,800	1978	2000	0	0	11.00	89.00
1 SINGLE FAM - 100% - 1988 Heated Area: 1831 HX Base Yr 1988											

95035 PLUM LOOP, FERNANDINA BEACH											
BLD DATE: 05/30/2023 MLU											
XF DATE: 05/30/2023 MLU											
INC DATE: 05/30/2023 MLU											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		213,422	
TOTAL MARKET OB/XF VALUE		6,876	
TOTAL LAND VALUE - MARKET		132,975	
TOTAL MARKET VALUE		353,273	
SOH/AGL Deduction		202,746	
ASSESSED VALUE		150,527	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		100,527	
TOTAL JUST VALUE		353,273	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		268,836	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
386	ADDITION	29,605	07/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0687/0522	8/25/1993	WD U	I	10	
GRANTOR: RIMES WM SR &FRANCES					SALE PRICE
GRANTEE: RIMES WIM JR &SHERR					30,000
GRANTOR: RIMES WIM JR &SHERR					
GRANTEE: RIMES WIM JR &SHERR					
0450/0414	4/01/1985	WD Q	I		10,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W23 FCP=[YR=1993] W5 BAS=[YR=1993] W64 S26 E24											
FOP=[YR=1993] S10 E23 N10 W23 \$ E23 S10 E16 N3 E1 N33 \$ S26											
E28 N20 W23 N6 \$ S6 E23 N6 \$.											