

BLOCK 2 LOT 4
OR 552 PG 114
R567796 & R567797

MACDONALD DANIEL J & KATHY
95141 PLUM LOOP
FERNANDINA BEACH, FL 32034

2023

31-2N-28-4955-0002-0040



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	05	AVERAGE 100	0820	02	1,458	118.0000	76.70	111,829	1993	1993	0	0	70.00	30.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 1989													Heated Area: 1296										HX Base Yr 1989									
Roof Cover	03	COMP SHNGL 100	12 27 27 48 48 27 27 12 48 USP 2019 BAS 1993																																
Interior Wall	05	DRYWALL 100																																	
Interior Floo	14	CARPET 100																																	
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																																	
Quality			03	Quality Level 03																															
DOR CODE			0200 MOBILE HOME																																
MAP NUM			MKT AREA										04																						
NEIGHBORHOOD/LOC			4007.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,296	100	1,296	29,821																															
USP	324	50	162	3,728																															
TOTALS			1,620	1,458	33,549																														
EXTRA FEATURES			95141 PLUM LOOP, FERNANDINA BEACH																																
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	1242	WD DECK A	0 100	14	14	196.00	SF	10.00	10.00	100	1993	1993	3	20	392																				
3	0510	GARAGE WD-	0 100	35	20	700.00	SF	35.00	35.00	100	2000	2000	3	29	7,105																				
4	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	29	1,450																				
TOTAL OB/XF																	8,947																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.13	AC		1.00	1.00	0.85	75,000.00	63,750.00	72,038																		
REVIEW DATE 04/27/2020 BY KWA Total Acres: 1.13 Total Land Value: 72,038 Market: 0 Agricultural: 0 Common: 72,038 PRINTED 08/02/2023 BY SYS																																			