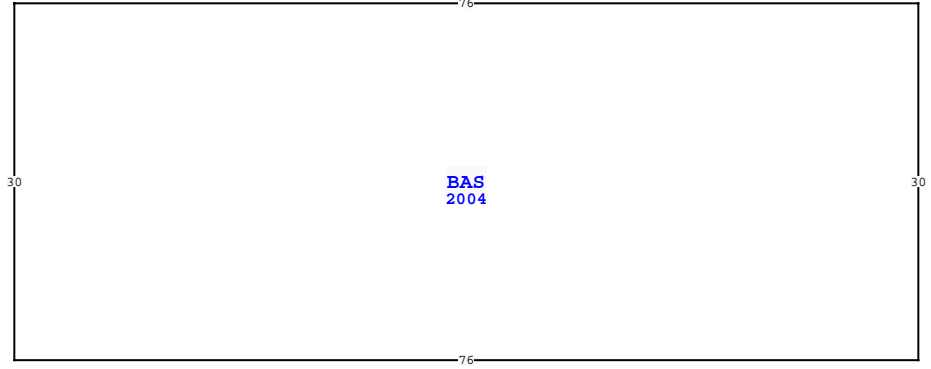


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,280	128.9200	90.24	205,747	2002	2012	0	0	28.00	72.00
1 M/H 94+ - 100% - 2022			Heated Area: 2280			HX Base Yr 2022					



Quality	04 Quality Level 04			
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	2,280	100	2,280	148,138
TOTALS	2,280		2,280	148,138

95201 PLUM LOOP, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023
INC DATE		AG DATE	MLU

EXTRA FEATURES																
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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	1242	WD DECK A	0	100	0	612.00	SF	10.00	10.00	100	2002	2002	3	21	1,285	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			148,138
TOTAL MARKET OB/XF VALUE			4,330
TOTAL LAND VALUE - MARKET			88,200
TOTAL MARKET VALUE			240,668
SOH/AGL Deduction			88,573
ASSESSED VALUE			152,095
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			102,095
TOTAL JUST VALUE			240,668
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			170,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1703513	H/AC	0	08/01/2017
94-697	MH MOVE-ON	0	12/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2505/0308	10/08/2021	WD Q	I	01		223,500
GRANTOR: KERRIGAN ANNAMAY & JO						
GRANTEE: NICHOLSON HEATHER N						
2488/1587	8/18/2021	QC U	I	11		44,000
GRANTOR: KERRIGAN ANNAMAY						
GRANTEE: KERRIGAN ANNAMAY &						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2004] W76 S30 E76 N30 \$ .

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	1.47	AC		1.00	1.00	0.80	75,000.00	60,000.00	88,200							