

BLOCK 2 LOT 8
IN OR 1397/944
R672423 & R672424

TAPPAN RICHARD B/TIFFANY ERICA L
95217 PLUM LOOP
FERNANDINA BEACH, FL 32034

2023

31-2N-28-4955-0002-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
BUD8 Adjustme	04	DIST 01 100

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	2,052	100	2,052	85,647
UOP	500	25	125	5,218
TOTALS	2,552		2,177	90,864

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
1	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	1996	1996	3	20

LAND DESCRIPTION														
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
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.35	AC		1.00	1.00	0.85

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0800	02	2,177	135.5200	94.86	206,510	1996	1998	0	0	0	56.00	44.00		
1 M/H 94+ - 100% - 2007														
Heated Area: 2052 HX Base Yr 2007														
Diagram showing building footprint with dimensions: 50, 10, 10, 75, 27, 76. Includes labels UOP 2022 and BAS 1996.														
95217 PLUM LOOP, FERNANDINA BEACH														

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		90,864	
TOTAL MARKET OB/XF VALUE		128	
TOTAL LAND VALUE - MARKET		86,062	
TOTAL MARKET VALUE		177,054	
SOH/AGL Deduction		105,359	
ASSESSED VALUE		71,695	
TOTAL EXEMPTION VALUE		HX HB	46,695
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		177,054	
NCON VALUE		3,504	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		123,177	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004481	ADDITION	20,119	03/22/2022
R2100816	REPAIR/RRF	5,000	01/25/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1397/0944	3/21/2006	WD	Q	I		143,000	
GRANTOR: JIMMO BETTY T							
GRANTEE: TAPPAN RICHARD B &							
1397/0943	3/21/2006	QC	U	I	06	100	
GRANTOR: TIBOR WILLIAM F							
GRANTEE: JIMMO BETTY T							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1996] W1 UOP=[YR=2022] N10 W50 S10 E50\$ W75 S27 E76 N27\$.														