

FOSTER DANIEL G
95335 PLUM LOOP
FERNANDINA BEACH, FL 32034

31-2N-28-4955-0002-0120

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	30	VINYL 100								0820	02	1,074	139.2000	90.48	97,176	1985	2010	0	0	0	32.00	68.00																	
Roof Structure	03	GABLE/HIP 100								1 M/H 93- - 100% - 2021										Heated Area: 960										HX Base Yr 2021									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	08	SHT VINYL 50																																					
Interior Floor	14	CARPET 50																																					
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		05	Quality Level 05																																				
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	960	100	960	59,065																																			
UOP	120	25	30	1,846																																			
UOP	336	25	84	5,168																																			
TOTALS		1,416		1,074	66,080																																		
EXTRA FEATURES										95335 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100																								
3	0940	SHEDS/PORT	0 100	12	10	120.00	SF	30.00	30.00	100	1992	1992	3	20	720																								
5	0940	SHEDS/PORT	0 100	10	10	100.00	SF	30.00	30.00	100	2005	2005	3	27	810																								
LAND DESCRIPTION										TOTAL OB/XF										3,630																			
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		OR	0.00	0.00	1.42	AC		1.00	1.00	1.00	75,000.00	75,000.00	106,500																						
REVIEW DATE 03/19/2020 BY KWA Total Acres: 1.42 Total Land Value: 106,500 Market: 0 Agricultural: 0 Common: 106,500 PRINTED 08/02/2023 BY SYS																																							