



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 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
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,248	100	1,248	116,508
BAS	128	100	128	11,949
FOP	144	30	43	4,014
FOP	208	30	62	5,788
FSP	48	40	19	1,774
FSP	448	40	179	16,711
TOTALS	2,224		1,679	156,745

TOTALS		2, 224	TOTALS		1, 679	156, 745	
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
2	0500	FP-PRE FAB	0	100	0	0	
3	1242	WD DECK A	0	100	8	4	
4	0810	CONCRETE A	0	100	4	16	
5	0811	CONCRETE B	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	000

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,679	116.5500	105.19	176,614	1979	1999		0	0	11.25	88.75	
1 SINGLE FAM - 100% - 2023 Heated Area: 1376 HX Base Yr 2023													
95373 PLUM LOOP, FERNANDINA BEACH													

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

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		165,479	
TOTAL MARKET OB/XF VALUE		5,133	
TOTAL LAND VALUE - MARKET		74,250	
TOTAL MARKET VALUE		244,862	
SOH/AGL Deduction		38,058	
ASSESSED VALUE		206,804	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		156,804	
TOTAL JUST VALUE		244,862	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		178,101	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213236	REPAIR/RRF	4,800	11/01/2012
974186	GARAGE	9,945	08/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/1455	7/11/2022	WD	Q	I	01	290,000
GRANTOR: WILLIAMS CARL G & MAR						
GRANTEE: CORBITT SARAH LYNN						
1763/1133	10/26/2011	QC	U	I	11	42,400
GRANTOR: WILLIAMS CARL G & MAR						
GRANTEE: WILLIAMS CARL G & M						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2011] W26 FSP=[YR=2011] W6 BAS=[YR=2011] W16 FSP=[YR=2011] W14 S32 E14 BAS=[YR=1993] S2 FOP=[YR=1993] S6 E24 N6 W24 \$ E48 N26 W48 S24 \$ N32 \$ S8 E16 N8 \$ S8 E6 N8 \$ S8 E26N8 \$.											

[illegible]