

DEDITCH JAMES A & CATHY A
95477 PLUM LOOP
FERNANDINA BEACH, FL 32035

31-2N-28-4955-0002-0170

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10008SHT VINYL 5014CARPET 5003CENTRAL 10004AIR DUCTED 100Bedrooms3 100Bathrooms2 100Frame02WOOD FRAME 100Stories Units1. 1. 1000 100BUD8 Adjustme04DIST 01 100Quality04Quality Level 04DOR CODE0200MOBILE HOMEMAP NUMMKT AREA04NEIGHBORHOOD/LOC4007.00TOTALS2,0841,80945,011EXTRA FEATURESBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATETOTALSMLU

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0820021,809127.600082.94150,038198319830070.0030.00Heated Area: 1708HX Base YrBAS 1993FOP 1993UOP 2021

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDMARKET VALUE45,011TOTAL MARKET OB/XF VALUE2,160TOTAL LAND VALUE - MARKET73,500TOTAL MARKET VALUE120,671SOH/AGL Deduction47,628ASSESSED VALUE73,043TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE73,043TOTAL JUST VALUE120,671NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE82,546SALES DATAOFF RECORD NumberDATETYPE INSTQU I V I RSN CD SALE PRICE1935/09268/26/2014WDQI0255,000GRANTOR: COOPER KITTY SGRANTEE:DEDITCH JAMES A & C1032/145812/14/2000WDU I07100GRANTOR: WASHINGTON MUTUAL FINGRANTEE:COOPER KITTY SBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W21 UOP=[YR=2021] N12 W20 S12 E20\$ W40 S28 E32 FOP=[YR=1993] S8E17 N8 W17\$ E29 N28\$.REVIEW DATE03/08/2022BYKWA Total Acres: 0.98Total Land Value: 73,500Market: 0Agricultural: 0Common: 73,500PRINTED 08/02/2023 BY SYS