BLOCK 3 LOT 2
WILLOW BRANCH ACRES PB 4/58

MACDONALD HANNAH ELIZABETH
95082 PLUM LOOP
FERNANDINA BEACH, FL 32034

2023

31-2N-28-4955-0003-0020

BUILDING CHARACTERISTICS

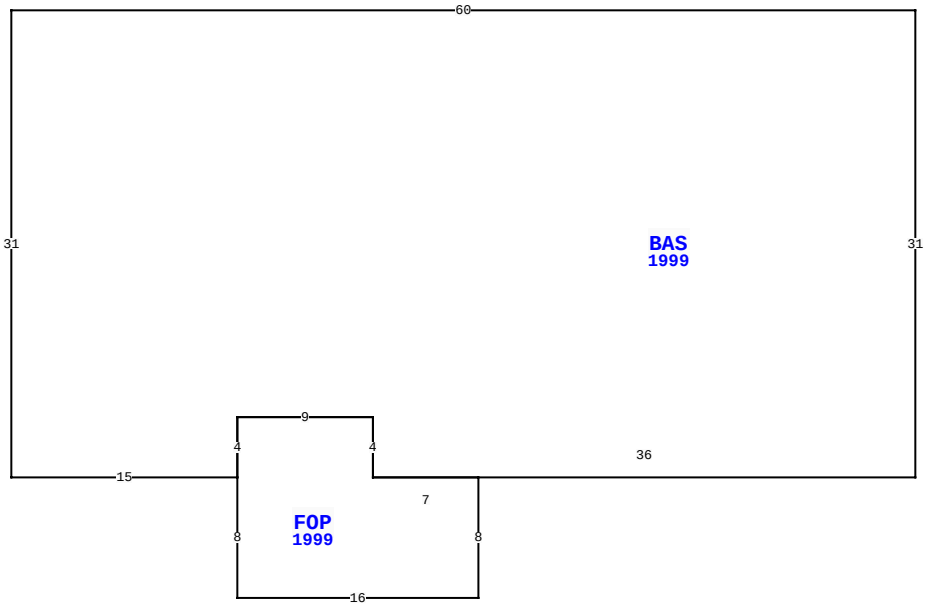
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,824	100	1,824	72,359
FOP	164	30	49	1,944
TOTALS	1,988		1,873	74,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,873	123.2000	86.24	161,528	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2021 Heated Area: 1824 HX Base Yr 2021



95082 PLUM LOOP, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		74,303
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		72,900
TOTAL MARKET VALUE		147,603
SOH/AGL Deduction		44,730
ASSESSED VALUE		102,873
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		52,873
TOTAL JUST VALUE		147,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982501	MH MOVE-ON	0	12/01/1998
94-323	MH MOVE-ON	3,500	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2351/1927	3/25/2020	QC	U	I	11	100
GRANTOR: MACDONALD RONALD E						
GRANTEE: MACDONALD HANNAH EL						
1086/0479	10/09/2002	QC	U	I	10	100
GRANTOR: MACDONALD MARY						
GRANTEE: MACDONALD RONALD E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W60 S31 E15 FOP=[YR=1999] S8 E16 N8 W7 N4 W9 S4$ N4 E9 S4 E36 N31$.

EXTRA FEATURES

LN	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
2	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	1995	1995	3	20	64	
3	1242	WD DECK A	0	100	12	14	168.00	SF	10.00	10.00	100	1995	1995	3	20	336	

LAND DESCRIPTION

TOTAL OB/XF 400

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0005	OR	0.00	0.00	1.08	AC		1.00	1.00	0.90	75,000.00	67,500.00	72,900							

REVIEW DATE 06/08/2017 BY KWX Total Acres: 1.08 Total Land Value: 72,900 Market: 0 Agricultural: 0 Common: 72,900 PRINTED 08/02/2023 BY SYS