BLOCK 3 LOT 9
IN OR 2196/631
ESMT IN OR 447/611

CASTELLI PAULETTE M
95422 PLUM LOOP
FERNANDINA BEACH, FL 32034

2023

31-2N-28-4955-0003-0090

BUILDING CHARACTERISTICS

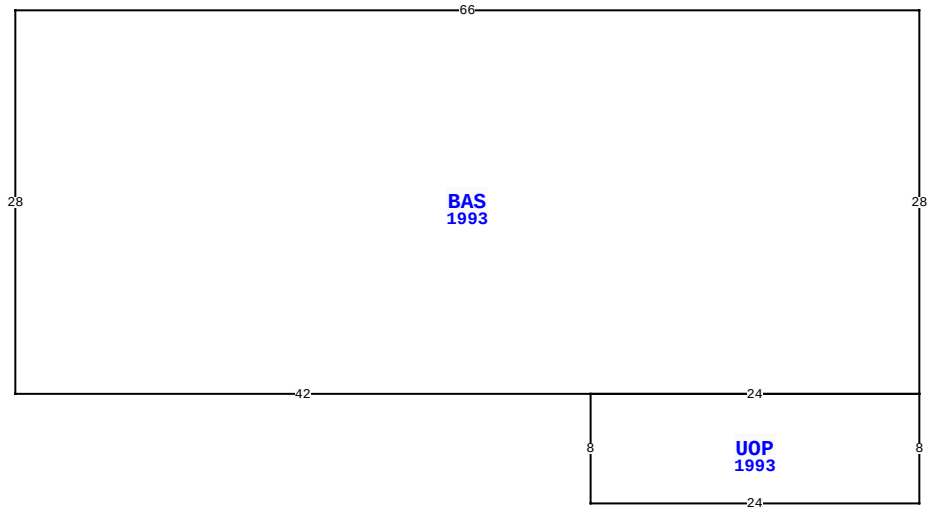
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,848	100	1,848	74,724
UOP	192	25	48	1,941
TOTALS	2,040		1,896	76,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,896	129.6000	84.24	159,719	1985	2000	0	0	0	52.00	48.00

1 M/H 93- – 100% - 2019 Heated Area: 1848 HX Base Yr 2019



95422 PLUM LOOP, FERNANDINA BEACH

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

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
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	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		76,665
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		78,375
TOTAL MARKET VALUE		157,140
SOH/AGL Deduction		81,482
ASSESSED VALUE		75,658
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		20,658
TOTAL JUST VALUE		157,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2196/0631	5/14/2018	WD	U	I	19	102,000
GRANTOR: KELLEY HOLLY P/R						
GRANTEE: CASTELLI GARY & PAU						
2056/1545	7/05/2016	SW	U	I	18	37,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BUTLER PAULA RUTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S28 E42 UOP=[YR=1993] S8 E24 N8W24 $ E24 N28 $.

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	1.10	AC		1.00	1.00	0.95	75,000.00	71,250.00	78,375							

REVIEW DATE 01/28/2019 BY KWA Total Acres: 1.10 Total Land Value: 78,375 Market: 0 Agricultural: 0 Common: 78,375 PRINTED 08/02/2023 BY SYS