

BLOCK 2 LOTS 1 & 2
OR 687/522 & OR 526/210
WILLOW BRANCH ACRES PB 4/58

RIMES WILLIAM A JR & SHERRY H
95035 PLUM LOOP
FERNANDINA BEACH, FL 32034

2024

31-2N-28-4955-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	06	Quality Level 06
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	1,831	100	1,831	192,572
FCP	590	25	148	15,565
FOP	230	30	69	7,257
FST	138	55	76	7,993
TOTALS	2,789		2,124	223,388

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0680	POLE SHED	0 100	24	8	192.00	SF	10.00	10.00	100	1986
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993
3	0940	SHEDS/PORT	0 100	12	14	168.00	SF	30.00	30.00	100	1991
4	0681	POLE SHED	0 100	14	10	140.00	SF	15.00	15.00	100	1991
5	0681	POLE SHED	0 100	14	10	140.00	SF	15.00	15.00	100	1991
6	0681	POLE SHED	0 100	12	10	120.00	SF	15.00	15.00	100	1993
7	0810	CONCRETE A	0 100	16	9	144.00	SF	6.50	6.50	100	1994
8	0810	CONCRETE A	0 100	0	0	213.00	SF	6.50	6.50	100	1994

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0005	OR	0.00	0.00	1.97	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,124	125.0970	118.84	252,416	1978	2000	0	0	0	11.50	88.50	
1 SINGLE FAM - 100% - 1988 Heated Area: 1831 HX Base Yr 1988													

95035 PLUM LOOP, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/30/2023 MLU											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		223,388	
TOTAL MARKET OB/XF VALUE		6,759	
TOTAL LAND VALUE - MARKET		132,975	
TOTAL MARKET VALUE		363,122	
SOH/AGL Deduction		208,079	
ASSESSED VALUE		155,043	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		105,043	
TOTAL JUST VALUE		363,122	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		353,273	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
386	ADDITION	29,605	07/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0687/0522	8/25/1993	WD	U	I	10	30,000
GRANTOR: RIMES WM SR &FRANCES						
GRANTEE: RIMES WIM JR &SHERR						
0450/0414	4/01/1985	WD	Q	I		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W23 FCP=[YR=1993] W5 BAS=[YR=1993] W64 S26 E24 FOP=[YR=1993] S10 E23 N10 W23 \$ E23 S10 E16 N3 E1 N33 \$ S26 E28 N20 W23 N6 \$ S6 E23 N6 \$.											