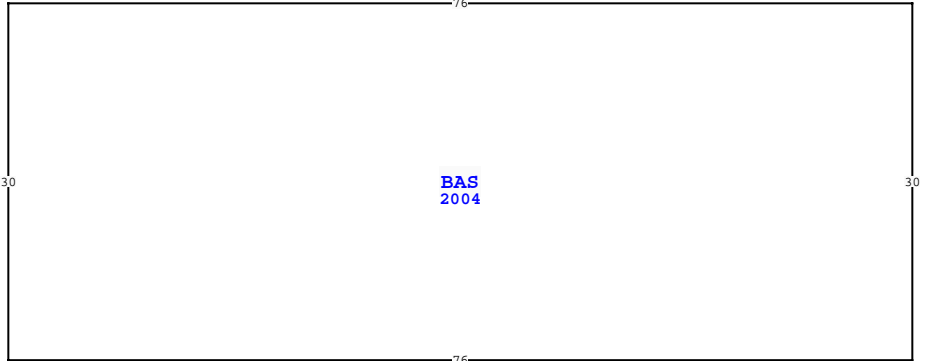


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	2,280	128.9200	96.69	220,453	2002	2012	0	0	30.00	70.00		
1 M/H 94+ - 100% - 2022				Heated Area: 2280				HX Base Yr 2022					



Quality	04	Quality Level 04		
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	2,280	100	2,280	154,317
TOTALS	2,280		2,280	154,317

95201 PLUM LOOP, FERNANDINA BEACH

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

EXTRA FEATURES																
L N	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	100	2002	2002	3	86	3,010	
2	1242	WD DECK A	0	100	0	0		612.00	SF 10.00	100	2002	2002	3	20	1,224	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			154,317
TOTAL MARKET OB/XF VALUE			4,234
TOTAL LAND VALUE - MARKET			88,200
TOTAL MARKET VALUE			246,751
SOH/AGL Deduction			90,093
ASSESSED VALUE			156,658
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			106,658
TOTAL JUST VALUE			246,751
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1703513	H/AC	0	08/01/2017
94-697	MH MOVE-ON	0	12/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2505/0308	10/08/2021	WD Q	Q	I	01	223,500
GRANTOR: KERRIGAN ANNAMAY & JO						
GRANTEE: NICHOLSON HEATHER N						
2488/1587	8/18/2021	QC U	I	11		44,000
GRANTOR: KERRIGAN ANNAMAY						
GRANTEE: KERRIGAN ANNAMAY &						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2004] W76 S30 E76 N30 \$ .

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	1.47	AC		1.00	1.00	0.80	75,000.00	60,000.00	88,200							