BLOCK 2 LOT 8
IN OR 1397/944
R672423 & R672424

TAPPAN RICHARD B/TIFFANY ERICA L
95217 PLUM LOOP
FERNANDINA BEACH, FL 32034

2024

31-2N-28-4955-0002-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

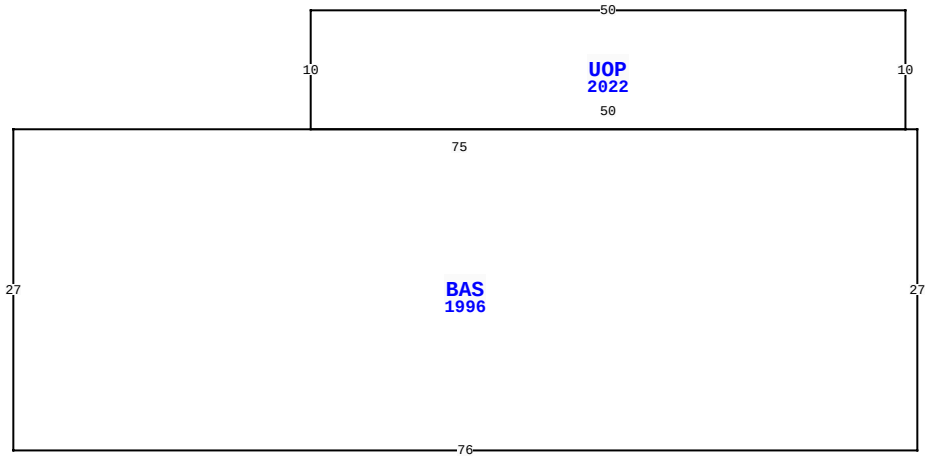
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	87,597
UOP	500	25	125	5,336
TOTALS	2,552		2,177	92,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,177	135.5200	101.64	221,270	1996	1998	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2007 Heated Area: 2052 HX Base Yr 2007



95217 PLUM LOOP, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		92,933
TOTAL MARKET OB/XF VALUE		128
TOTAL LAND VALUE - MARKET		86,062
TOTAL MARKET VALUE		179,123
SOH/AGL Deduction		105,277
ASSESSED VALUE		73,846
TOTAL EXEMPTION VALUE	HX HB	48,846
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		179,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004481	ADDITION	20,119	03/22/2022
R2100816	REPAIR/RRF	5,000	01/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1397/0944	3/21/2006	WD	Q	I		143,000
GRANTOR: JIMMO BETTY T						
GRANTEE: TAPPAN RICHARD B &						
1397/0943	3/21/2006	QC	U	I	06	100
GRANTOR: TIBOR WILLIAM F						
GRANTEE: JIMMO BETTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W1 UOP=[YR=2022] N10 W50 S10 E50$ W75 S27 E76 N27$.

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	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1996	1996	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 128

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		OR	0.00	0.00	1.35	AC		1.00	1.00	0.85	75,000.00	63,750.00	86,062							

REVIEW DATE 08/30/2022 BY DJ Total Acres: 1.35 Total Land Value: 86,062 Market: 0 Agricultural: 0 Common: 86,062 PRINTED 08/06/2024 BY SYS