

BLOCK 2 LOT 12
MH/ID KH40D3MB4092GAA &
KH40D3MB4092GAB

FOSTER DANIEL G
95335 PLUM LOOP
FERNANDINA BEACH, FL 32034

2024

31-2N-28-4955-0002-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA
		04

Quality	05	Quality Level 05		
DOR CODE	0200	MOBILE HOME		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4007.00			

TOTALS	1,416		1,074	69,070
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.42

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,074	139.2000	97.44	104,651	1985	2010	0	0	0	34.00	66.00	
1 M/H 93- - 100% - 2021													
Heated Area: 960													
HX Base Yr 2021													
95335 PLUM LOOP, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/30/2023 MLU													

TOTAL OB/XF													
3,470													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		69,070	
TOTAL MARKET OB/XF VALUE		3,470	
TOTAL LAND VALUE - MARKET		106,500	
TOTAL MARKET VALUE		179,040	
SOH/AGL Deduction		59,759	
ASSESSED VALUE		119,281	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		69,281	
TOTAL JUST VALUE		179,040	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		176,210	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2384/0209	8/13/2020	WD Q	I	I	01	130,000	
GRANTOR: GLASCOCK EDWARD & CAT							
GRANTEE: FOSTER DANIEL G							
2028/0837	1/28/2016	WD U	I	I	12	54,900	
GRANTOR: 21ST MORTGAGE CORPORA							
GRANTEE: GLASCOCK EDWARD V &							

BUILDING NOTES									

BUILDING DIMENSIONS									
UOP=[YR=2014] W24 S14 BAS=[YR=1993] W16 S24 E20									
UOP=[YR=2014] S10 E12 N10 W12\$ E20 N24 W24\$ E24 N14\$.									