

BLOCK 2 LOT 13
IN OR 703/1267
R787524 & R787525

WOLFE STANLEY L &/DRESSLER TRACY L
95353 PLUM LOOP
FERNANDINA BEACH, FL 32034

2024

31-2N-28-4955-0002-0130



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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,052	100	2,052	75,756
TOTALS	2,052		2,052	75,756

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	28	76	2,128.00	SF	6.50	6.50	100	1998
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998
3	1242	WD DECK A	0 100	16	8	128.00	SF	10.00	10.00	100	2010

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	000102	C	SFR/MH	100		OR	0.00	0.00	0.97	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,052	117.2000	87.90	180,371	1998	1998	0	0	58.00	42.00
1 M/H 94+ - 100% - 1995											
Heated Area: 2052											
HX Base Yr 1995											
BAS 1998											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										75,756	
TOTAL MARKET OB/XF VALUE										13,785	
TOTAL LAND VALUE - MARKET										72,750	
TOTAL MARKET VALUE										162,291	
SOH/AGL Deduction										79,284	
ASSESSED VALUE										83,007	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										33,007	
TOTAL JUST VALUE										162,291	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										161,018	

95353 PLUM LOOP, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/30/2023 MLU											

TOTAL OB/XF											
13,785											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
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BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1998] W76 S27 E76 N27\$.											