BLOCK 2 LOT 17
IN OR 1935/926
R107929 & R107930

DEDITCH JAMES A & CATHY A
95477 PLUM LOOP
FERNANDINA BEACH, FL 32035

2024

31-2N-28-4955-0002-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	04	Quality Level 04

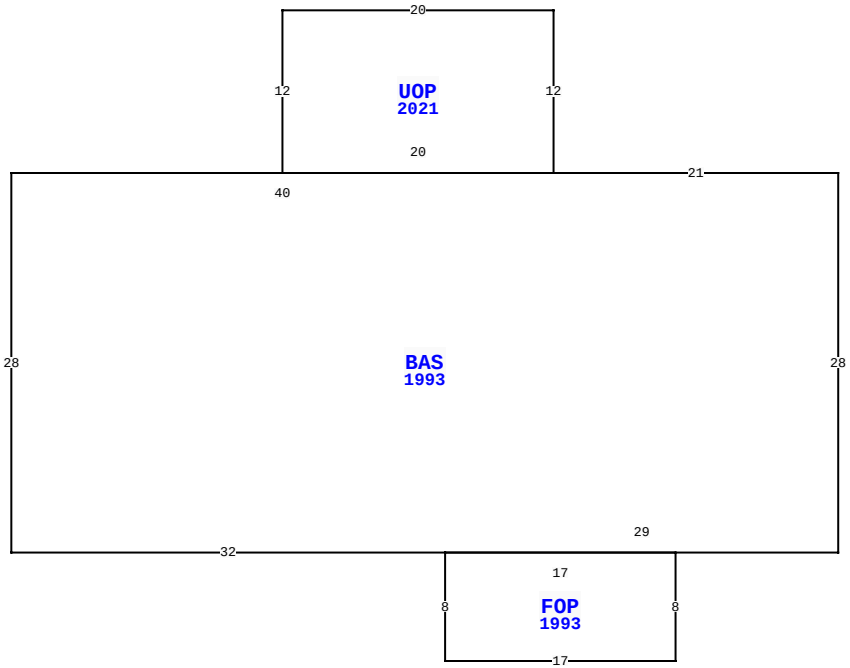
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100	1,708	45,768
FOP	136	30	41	1,099
UOP	240	25	60	1,608
TOTALS	2,084		1,809	48,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,809	127.6000	89.32	161,580	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1708 HX Base Yr



95477 PLUM LOOP, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	48,474
TOTAL MARKET OB/XF VALUE	2,083
TOTAL LAND VALUE - MARKET	73,500
TOTAL MARKET VALUE	124,057
SOH/AGL Deduction	43,710
ASSESSED VALUE	80,347
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,347
TOTAL JUST VALUE	124,057
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7368	REPAIR/RRF	600	07/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1935/0926	8/26/2014	WD	Q	I	02	55,000
GRANTOR: COOPER KITTY S						
GRANTEE: DEDITCH JAMES A & C						
0966/1654	1/16/2001	WD	U	I	07	100
GRANTOR: BLAZER FINANCIAL SERV						
GRANTEE: COOPER KITTY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 UOP=[YR=2021] N12 W20 S12 E20$ W40 S28 E32
FOP=[YR=1993] S8E17 N8 W17$ E29 N28$.

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	0810	CONCRETE A	0	0	16	3	48.00	SF	6.50	6.50	100	1991	1991	3	62	193	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 2,083

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	0	0005	OR	0.00	0.00	0.98	AC		1.00	1.00	1.00	75,000.00	75,000.00	73,500							

REVIEW DATE 03/08/2022 BY KWA Total Acres: 0.98 Total Land Value: 73,500 Market: 0 Agricultural: 0 Common: 73,500 PRINTED 08/06/2024 BY SYS