



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

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	1,824	100	1,824	74,157
FOP	164	30	49	1,992

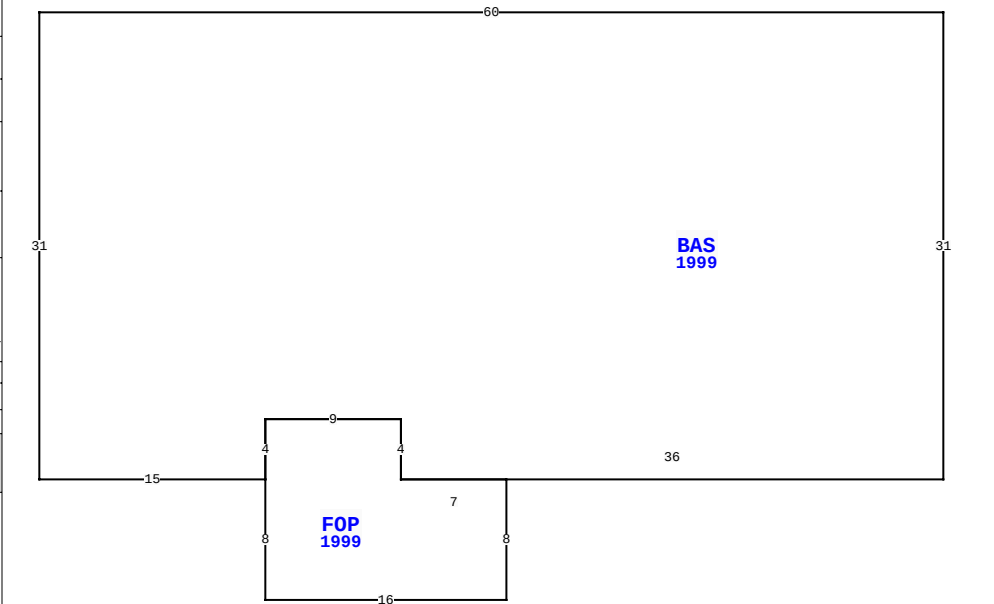
TOTALS	1,988		1,873	76,149
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EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	1242	WD DECK A	0 100	4	8	32.00	SF	10.00	10.00	100	1995	1995	3
2	1242	WD DECK A	0 100	12	14	168.00	SF	10.00	10.00	100	1995	1995	3

LAND DESCRIPTION													
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
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.08	AC		1.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,873	123.2000	92.40	173,065	1999	1999	0	0	0	56.00	44.00	
1 M/H 94+ - 100% - 2021													
Heated Area: 1824													
HX Base Yr 2021													



95082 PLUM LOOP, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/30/2023	MLU
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NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												76,149	
TOTAL MARKET OB/XF VALUE												400	
TOTAL LAND VALUE - MARKET												72,900	
TOTAL MARKET VALUE												149,449	
SOH/AGL Deduction												43,490	
ASSESSED VALUE												105,959	
TOTAL EXEMPTION VALUE												50,000	
BASE TAXABLE VALUE												55,959	
TOTAL JUST VALUE												149,449	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												147,603	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982501	MH MOVE-ON	0	12/01/1998
94-323	MH MOVE-ON	3,500	01/01/1994

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2351/1927	3/25/2020	QC	U	I	11	100			
GRANTOR: MACDONALD RONALD E									
GRANTEE: MACDONALD HANNAH EL									
1086/0479	10/09/2002	QC	U	I	10	100			
GRANTOR: MACDONALD MARY									
GRANTEE: MACDONALD RONALD E									

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1999] W60 S31 E15 FOP=[YR=1999] S8 E16 N8 W7 N4 W9 S4\$ N4 E9 S4 E36 N31\$.													

TOTAL OB/XF													
400													
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
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.08	AC		1.00	1.00

Total Acres: 1.08	Total Land Value: 72,900	Market: 0	Agricultural: 0	Common: 72,900
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