BLOCK 3 LOT 3
IN OR 854/64
WILLOW BRANCH ACRES PB 4/58

GILL MICHAEL R
95108 PLUM LOOP
FERNANDINA BEACH, FL 32034

2024

31-2N-28-4955-0003-0030

NASSAU COUNTY PROPERTY

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 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	04	Quality Level 04

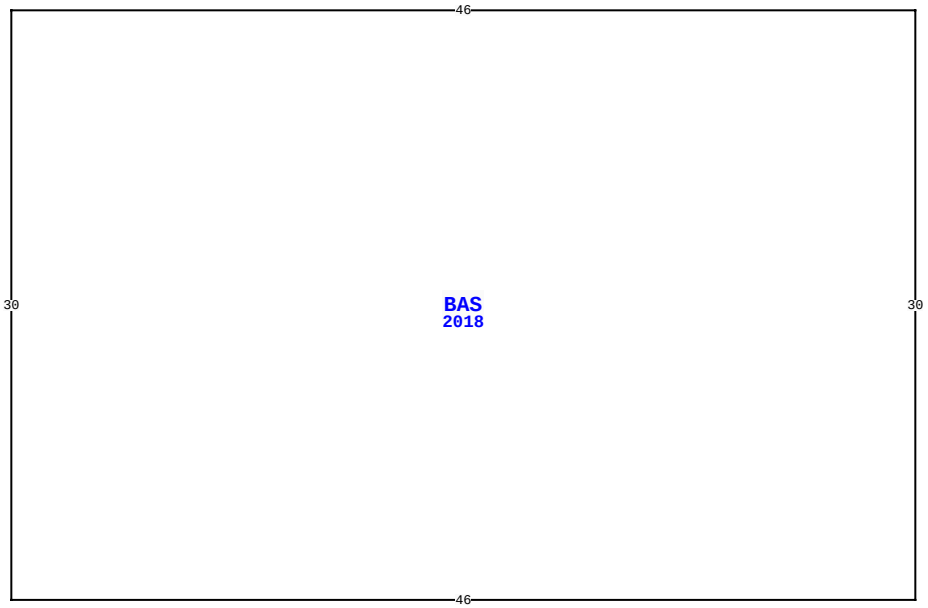
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	117,316
TOTALS	1,380		1,380	117,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,380	121.8800	91.41	126,146	2018	2018	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 1995 Heated Area: 1380 HX Base Yr 1995



95108 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		117,316
TOTAL MARKET OB/XF VALUE		8,496
TOTAL LAND VALUE - MARKET		79,650
TOTAL MARKET VALUE		205,462
SOH/AGL Deduction		98,983
ASSESSED VALUE		106,479
TOTAL EXEMPTION VALUE	HX HB SL	106,479
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		205,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH188081	CO ISSUED	0	07/13/2018
MH188081	MH MOVE-ON	0	01/01/2018
9805642	GARAGE	12,000	12/01/1998
8162	MH MOVE-ON	2,500	05/07/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0854/0064	10/29/1998	WD	U	V	10	8,500
GRANTOR: BERGWERK RUDOLPH J						
GRANTEE: GILL MICHAEL R						
0753/1789	3/13/1996	QC	U	I	01	100
GRANTOR: GRIFFIS LEO						
GRANTEE: GRIFFIS LEO & LEONE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W46 S30 E46 N30$.

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	15.00	15.00	100	1990	1990	3	20	432	
2	0681	POLE SHED	0	100	28	10	280.00	SF	15.00	15.00	100	1990	1990	3	20	840	
3	0810	CONCRETE A	0	100	8	16	128.00	SF	6.50	6.50	100	1998	1998	3	75	624	
4	0510	GARAGE WD-	0	100	26	28	728.00	SF	17.50	17.50	100	1998	1998	3	26	3,312	
5	0510	GARAGE WD-	0	100	18	20	360.00	SF	17.50	17.50	100	2005	2005	3	40	2,520	
6	0940	SHEDS/PORT	0	100	16	16	256.00	SF	15.00	15.00	100	1995	1995	3	20	768	

LAND DESCRIPTION

TOTAL OB/XF 8,496

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	0005	OR	0.00	0.00	1.18	AC		1.00	1.00	0.90	75,000.00	67,500.00	79,650							

REVIEW DATE 01/28/2019 BY KW Total Acres: 1.18 Total Land Value: 79,650 Market: 0 Agricultural: 0 Common: 79,650 PRINTED 08/06/2024 BY SYS