BLOCK 3 LOT 5 R235752
IN OR 2007/1701
WILLOW BRANCH ACRES PB 4/58

LEE ROBERT & CAROLYN REV TRUST/LEE ROBERT E CO-TRU
95460 TYSON RD
FERNANDINA BEACH, FL 32034

2024

31-2N-28-4955-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

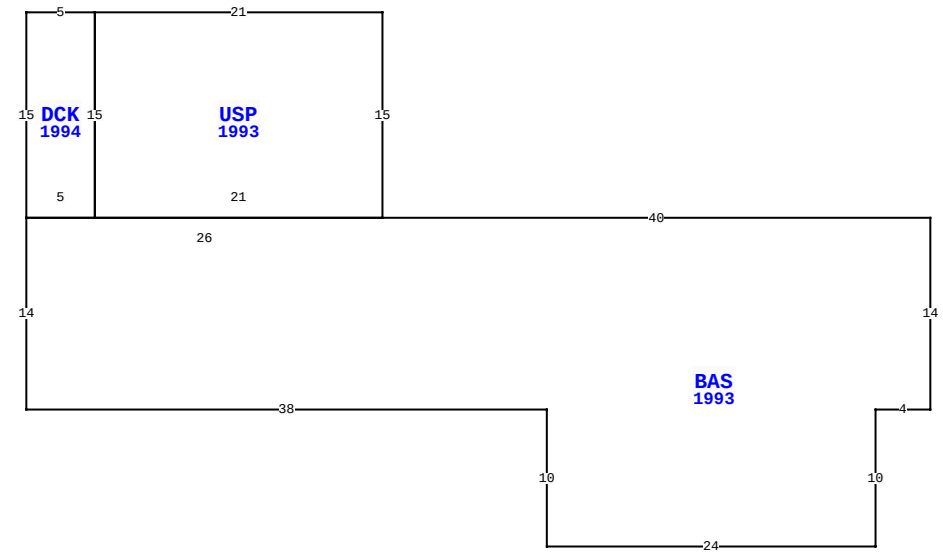
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	1,164	100	1,164	25,862
DCK	75	15	11	245
USP	315	50	158	3,510
TOTALS	1,554		1,333	29,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,333	105.8000	74.06	98,722	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1164 HX Base Yr



95204 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	29,617
TOTAL MARKET OB/XF VALUE	570
TOTAL LAND VALUE - MARKET	77,625
TOTAL MARKET VALUE	107,812
SOH/AGL Deduction	41,738
ASSESSED VALUE	66,074
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,074
TOTAL JUST VALUE	107,812
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-410	ADDITION	1,200	03/01/1994
8163	ADDITION	3,315	06/10/1992
4747	ADDITION	2,040	03/18/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2007/1701	9/23/2015	WD	U	I	11	100

GRANTOR: LEE ROBERT E & CAROLY
GRANTEE: ROBERT E LEE & CARO

0812/1030	12/15/1997	TD	U	I	07	100

GRANTOR: GRANT CHARLES W TRUST
GRANTEE: TILLMAN PATRICIA C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 USP=[YR=1993] N15 W21 DCK=[YR=1994] W5 S15 E5 N15 $ S15 E21 $ W26 S14 E38 S10 E24 N10 E4 N14 $.

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	0681	POLE SHED	0	0	10	19	190.00	SF	15.00	15.00	100	1985	1985	3	20	570	

LAND DESCRIPTION

TOTAL OB/XF 570

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		OR	0.00	0.00	1.15	AC		1.00	1.00	0.90	75,000.00	67,500.00	77,625							

REVIEW DATE 04/27/2020 BY KWA Total Acres: 1.15 Total Land Value: 77,625 Market: 0 Agricultural: 0 Common: 77,625 PRINTED 08/06/2024 BY SYS