BLOCK 3 LOT 8
IN OR 1966/1875
R236053 & R236052

JOHNSON MATTHEW BRANDON
1467 ROBIN HOOD DRIVE
FERNANDINA BEACH, FL 32034

2024

31-2N-28-4955-0003-0080

BUILDING CHARACTERISTICS

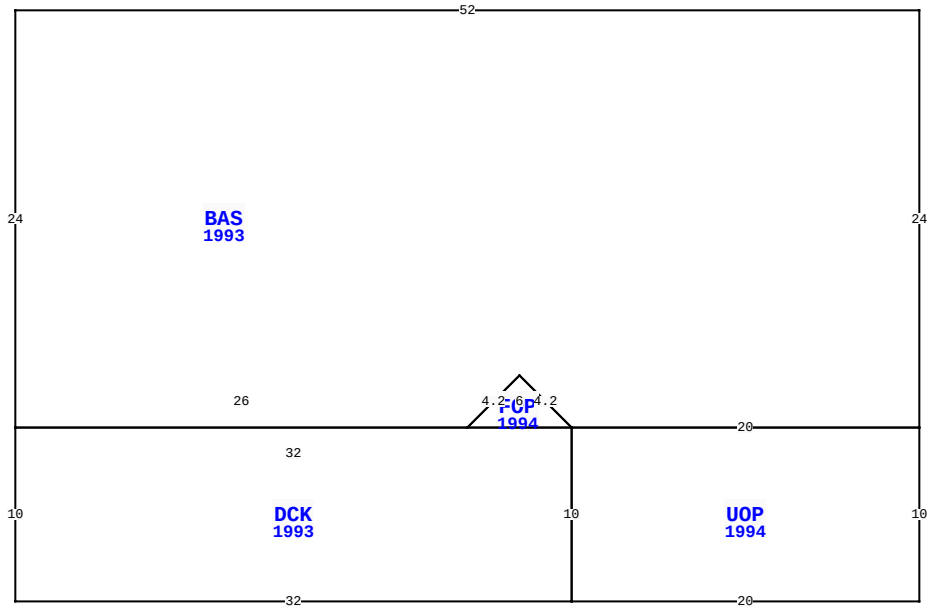
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	05	Quality Level 05
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	1,239	100	1,239	36,404
DCK	320	15	48	1,410
FOP	9	30	3	88
UOP	200	25	50	1,469
TOTALS	1,768		1,340	39,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,340	139.9200	97.94	131,240	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1239 HX Base Yr



95398 PLUM LOOP, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	39,372
TOTAL MARKET OB/XF VALUE	26,284
TOTAL LAND VALUE - MARKET	82,650
TOTAL MARKET VALUE	148,306
SOH/AGL Deduction	61,779
ASSESSED VALUE	86,527
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,527
TOTAL JUST VALUE	148,306
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1966/1875	1/09/2015	WD	Q	I	01	55,500
GRANTOR: GRAY RONALD E & KAREN						
GRANTEE: JOHNSON MATTHEW BRA						
0678/1538	4/13/1993	WD	U	I	10	11,000
GRANTOR: GRIFFIS LEO B						
GRANTEE: GRAY RONALD & KAREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S24 DCK=[YR=1993] S10 E32 UOP=[YR=1994] E20 N10 W20 S10$ N10 FOP=[YR=1994] U3 L3 D3 L3 E6$ W32$ E26 U3 R3 D3 R3 E20 N24$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
2	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	2010	2010	3	60	8,400	
3	0681	POLE SHED	0	0	20	16	320.00	SF	15.00	15.00	100	2010	2010	3	60	2,880	
4	0681	POLE SHED	0	0	31	31	961.00	SF	15.00	15.00	100	2019	2019	3	90	12,974	

LAND DESCRIPTION

TOTAL OB/XF 26,284

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	1.16	AC		1.00	1.00	0.95	75,000.00	71,250.00	82,650							

REVIEW DATE 01/24/2020 BY KW Total Acres: 1.16 Total Land Value: 82,650 Market: 0 Agricultural: 0 Common: 82,650 PRINTED 08/06/2024 BY SYS