

BLOCK 3 LOT 12
EX LOT 11
WILLOW BRANCH ACRES PB 4/58

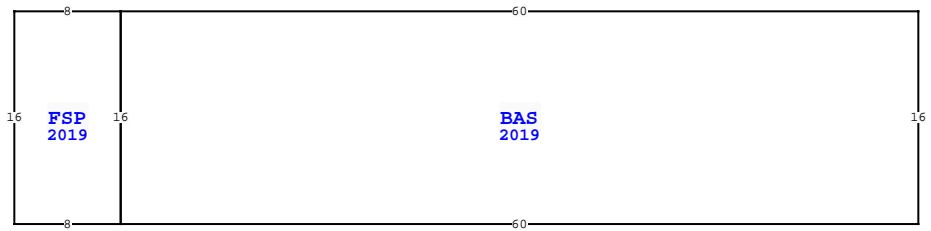
CHERECK ROSEMARY D L/E/
95506 PLUM LOOP
FERNANDINA BEACH, FL 32034

2024

31-2N-28-4955-0003-0120

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	13	LVT/LAMMT 100	
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
BAS	960	100	960
FSP	128	60	77
TOTALS	1,088		1,037
			47,458

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,037	113.0000	84.75	87,886	2004	2004	0	0	46.00	54.00
1 M/H 94+ - 100% - 2016 Heated Area: 960 HX Base Yr 2016											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			47,458
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			72,675
TOTAL MARKET VALUE			120,133
SOH/AGL Deduction			51,698
ASSESSED VALUE			68,435
TOTAL EXEMPTION VALUE	HX HB WX SX		68,435
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			120,133
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			118,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH191894	CO ISSUED	0	05/10/2019
MH191894	MH MOVE-ON	0	03/01/2019
B1900129	DEMOLITION	0	01/07/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2387/0060	8/18/2020	QC	U	I	11	100

GRANTOR: CHERECK ROSEMARY D
GRANTEE: JACKSON STERLING JA

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	% COND	OB/XF MKT VALUE	NOTES
95506 PLUM LOOP, FERNANDINA BEACH																

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2019] W60 FSP=[YR=2019] W8 S16 E8 N16\$ S16E60 N16\$.			

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.02	AC		1.00	1.00	0.95	75,000.00	71,250.00	72,675							