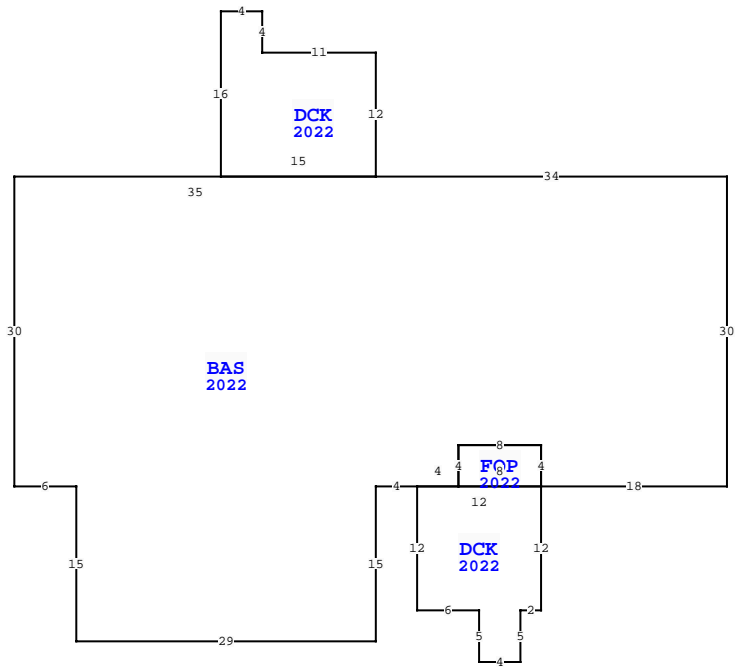




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 70				
Interior Floor	13 LVT/LAMNT 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	0 0 100				
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,473	100	2022	2,473	257,888
DCK	164	15	2022	25	2,607
DCK	196	15	2022	29	3,024
FOP	32	30	2022	10	1,043
TOTALS	2,865			2,537	264,562

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,537	129.1400	109.77	278,486	2020	2020	0	0	5.00	95.00
3 M/H 94+ - 100% - 2024 Heated Area: 2473 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	264,562		
TOTAL MARKET OB/XF VALUE	5,277		
TOTAL LAND VALUE - MARKET	93,600		
TOTAL MARKET VALUE	363,439		
SOH/AGL Deduction	35,387		
ASSESSED VALUE	328,052		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	277,330		
TOTAL JUST VALUE	363,439		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	318,807		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002126	MH MOVE-ON	0	02/08/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/0132	12/20/2021	SW	Q	V	01	105,000
GRANTOR: BLOCKER ROBERT L						
GRANTEE: VEAL LATRELLE D & J						
0970/0197	2/08/2001	WD	Q	I	06	30,000
GRANTOR: DOUGLAS WENDY BASS						
GRANTEE: BLOCKER ROBERT L						

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
1	0810	CONCRETE A	0	100	20	41		6.50	6.50	100	2022	2022	3	99	5,277	

TOTAL OB/XF												5,277						
95103 PLUM LOOP, FERNANDINA BEACH																		
BLD DATE												LGL DATE		05/09/2025			MLU	
XF DATE												LAND DATE						
INC DATE												AG DATE						

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS=[YR=2022] W34 DCK=[YR=2022] N12W11N4W4 S16E15\$ W35 S30 E6 S15 E29 N15 E4 DCK=[YR=2022] S12E6S5E4N5E2N12 FOP=[YR=2022] N4W8S4E8\$ W12\$ E4 N4 E8 S4 E18 N30\$.																

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0005	OR	0.00	0.00	1.04	AC		1.00	1.00	0.90	100,000.00	90,000.00	93,600							