

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	04 PLYWOOD 50				
Interior Wall	05 DRYWALL 50				
Interior Floor	14 CARPET 60				
Interior Floor	13 LVT/LAMNT 40				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2 100				
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	1993	1,584	81,182
BAS	130	100	1994	130	6,663
FOP	180	30	1999	54	2,767
STR	24	10	1999	2	102
UOP	80	25	2014	20	1,025
TOTALS	1,998			1,790	91,739

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,790	123.2000	98.56	176,422	1984	2004	0	0	48.00	52.00
1 M/H 93- - 0% - 0 Heated Area: 1714 HX Base Yr											

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			91,739
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			113,000
TOTAL MARKET VALUE			204,739
SOH/AGL Deduction			47,823
ASSESSED VALUE			156,916
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			156,916
TOTAL JUST VALUE			204,739
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			168,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
985300	REMODEL	0	10/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2494/1600	8/30/2021	WD	Q	I	01	150,000
GRANTOR: REALE EUGENE E II						
GRANTEE: SMITH STEVEN W						
2285/0122	6/21/2019	WD	Q	I	01	72,000
GRANTOR: SCOTT TED R & GERTRUD						
GRANTEE: REALE EUGENE E II						

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
95175 PLUM LOOP, FERNANDINA BEACH																

BUILDING NOTES														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
05/09/2025 MLU														

BUILDING DIMENSIONS														
BAS=[YR=1993] W38 UOP=[YR=2014] N8 W10 S8 E10\$ W28 S24 E25														
BAS=[YR=1994] S10 E13 FOP=[YR=1999] E4 STR=[YR=1999] S3 E8														
N3 W8\$ E14 N10 W18 S10\$ N10 W13\$ E41 N24\$.														

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	000100	C	RES	0		OR	0.00	0.00	1.13	AC		1.00	1.00	1.00	100,000.00	100,000.00	113,000							