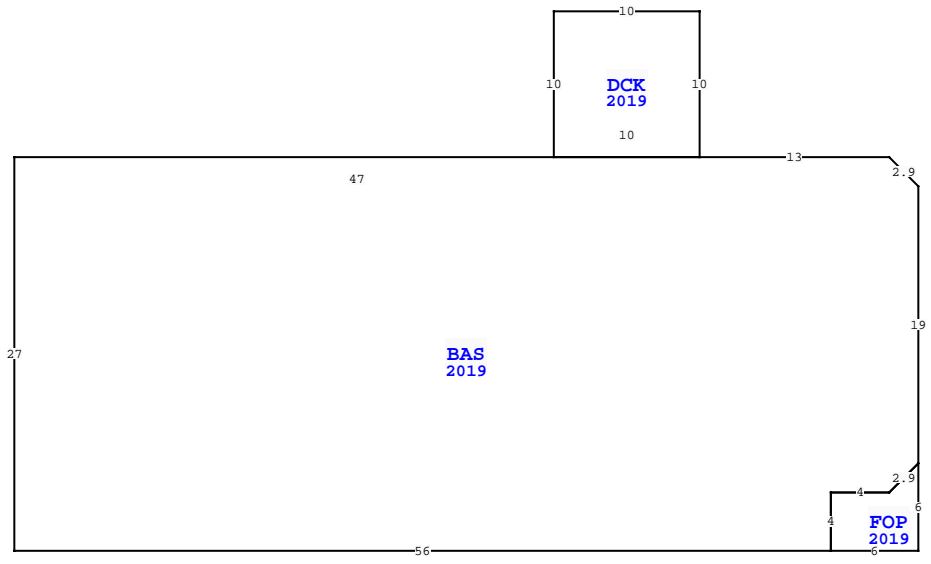


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	30 VINYL 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	08 SHT VINYL 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	1 100				
Quality	01 Quality Level 01				
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	1,646	100	2019	1,646	24,769
DCK	100	15	2019	15	226
FOP	26	30	2019	8	120
TOTALS	1,772			1,669	25,115

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,669	62.7000	50.16	83,717	1993	1993	0	0	70.00	30.00
2 M/H 93- - 100% - 2024 Heated Area: 1646 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		25,115	
TOTAL MARKET OB/XF VALUE		2,520	
TOTAL LAND VALUE - MARKET		129,600	
TOTAL MARKET VALUE		157,235	
SOH/AGL Deduction		68,330	
ASSESSED VALUE		88,905	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		38,183	
TOTAL JUST VALUE		157,235	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		121,766	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P12176	OTHER	0	03/01/2007
M12724	TANKS/BLRS	0	02/01/2007
C4909	CO ISSUED	0	01/01/2007
MH4909	MH MOVE-ON	0	01/01/2007
MH95157	MH MOVE-ON	0	02/05/1996
MH95157	MH MOVE-ON	0	02/05/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2793/1074	6/10/2025	SW	U	I	11	100
GRANTOR: EMERSON JESSE LEE						
GRANTEE: KAZEM HOLDINGS LLC						
2761/492	1/08/2025	QC	U	I	11	100
GRANTOR: EMERSON JACKIE						
GRANTEE: EMERSON JESSE LEE						

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	0500	FP-PRE FAB	2	100	0	0	1.00	UT 3,500.00	3,500.00	100	2024	1993	72	2,520	

95187 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=2019] U2 L2 W13 DCK=[YR=2019] N10 W10 S10 E10\$ W47 S27 E56 FOP=[YR=2019] E6 N6 L2 D2 W4 S4\$ N4 E4 U2 R2 N19\$.	

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	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	1.62	AC		1.00	1.00	0.80	100,000.00	80,000.00	129,600							