

BLOCK 2 LOT 7  
WILLOW BRANCH ACRES PB 4/58  
2002 ANNIV DWMH

NICHOLSON HEATHER N & JOSEPH R  
95201 PLUM LOOP  
FERNANDINA BEACH, FL 32034

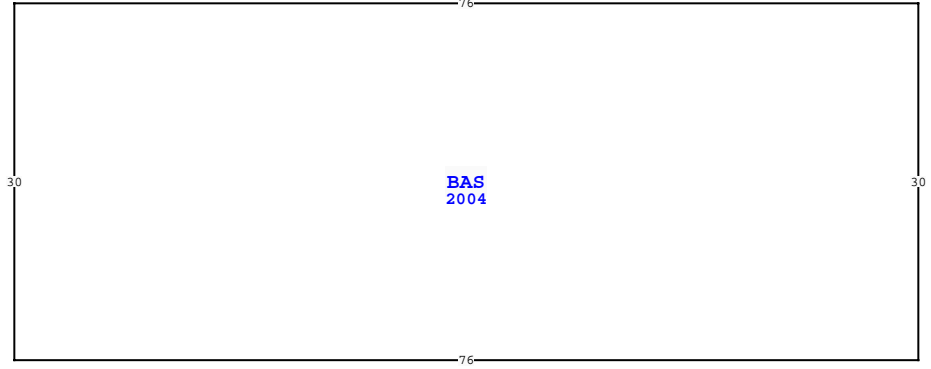
2025

31-2N-28-4955-0002-0070



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	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
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	
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
BAS	2,280	100	2004
TOTAL ADJ AREA	2,280		
SUBAREA MARKET VALUE	169,893		
TOTALS	2,280		169,893

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,280	128.9200	109.58	249,842	2002	2012	0	0	32.00	68.00
1 M/H 94+ - 100% - 2022 Heated Area: 2280 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			169,893
TOTAL MARKET OB/XF VALUE			4,199
TOTAL LAND VALUE - MARKET			117,600
TOTAL MARKET VALUE			291,692
SOH/AGL Deduction			130,491
ASSESSED VALUE			161,201
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			110,479
TOTAL JUST VALUE			291,692
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			246,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1703513	H/AC	0	08/01/2017
94-697	MH MOVE-ON	0	12/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2505/0308	10/08/2021	WD	Q	I	01	223,500
GRANTOR: KERRIGAN ANNAMAY & JO						
GRANTEE: NICHOLSON HEATHER N						
2488/1587	8/18/2021	QC	U	I	11	44,000
GRANTOR: KERRIGAN ANNAMAY						
GRANTEE: KERRIGAN ANNAMAY &						

EXTRA FEATURES		95201 PLUM LOOP, FERNANDINA BEACH														
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	0	100	0	0		1.00	UT 3,500.00	100	2002	2002	3	85	2,975	
2	1242	WD DECK A	0	100	0	0		612.00	SF 10.00	100	2002	2002	3	20	1,224	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2004] W76 S30 E76 N30 .	

LAND DESCRIPTION												TOTAL OB/XF												4,199				
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		OR	0.00	0.00	1.47	AC		1.00	1.00	0.80	100,000.00	80,000.00	117,600											