

BLOCK 2 LOT 8
IN OR 1397/944
R672423 & R672424

TAPPAN RICHARD B/TIFFANY ERICA L
95217 PLUM LOOP
FERNANDINA BEACH, FL 32034

2025

31-2N-28-4955-0002-0080

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 30 | VINYL | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 80 |
| Interior Floor | 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 |
| BUD8 Adjustme | 04 | DIST 01 | 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 | 2,052 | 100 | 1996 |
| UOP | 500 | 25 | 2022 |
| TOTALS | 2,552 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | | | | | | | | | | |
|---|---------|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|----------|---------|----------|----------|-----------|---------|--|--|--|------------|--|-----|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | | | | | | | | | | |
| 0800 | 02 | 2,177 | 135.5200 | 115.19 | 250,769 | 1996 | 1998 | | 0 | 0 | 60.00 | | | | | | | | | | | | |
| 1 M/H 94+ - 100% - 2007 | | | | | | | | | | | | | | | | | | | | | | | |
| Heated Area: 2052 HX Base Yr 2007 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/09/2025</td> <td></td> <td>MLU</td> </tr> </tbody> </table> | | | | | | | | | | | | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | 05/09/2025 | | MLU |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | | | | | | | | | |
| | | | 05/09/2025 | | MLU | | | | | | | | | | | | | | | | | | |

| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 100,308 |
| TOTAL MARKET OB/XF VALUE | | | 128 |
| TOTAL LAND VALUE - MARKET | | | 114,750 |
| TOTAL MARKET VALUE | | | 215,186 |
| SOH/AGL Deduction | | | 139,198 |
| ASSESSED VALUE | | | 75,988 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 25,266 |
| TOTAL JUST VALUE | | | 215,186 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 179,123 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 22004481 | ADDITION | 20,119 | 03/22/2022 |
| R2100816 | REPAIR/RRF | 5,000 | 01/25/2021 |

| SALES DATA | | | | | | |
|-----------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1397/0944 | 3/21/2006 | WD | Q | I | | 143,000 |
| GRANTOR: JIMMO BETTY T | | | | | | |
| GRANTEE: TAPPAN RICHARD B & | | | | | | |
| 1397/0943 | 3/21/2006 | QC | Q | I | 06 | 100 |
| GRANTOR: TIBOR WILLIAM F | | | | | | |
| GRANTEE: JIMMO BETTY T | | | | | | |

| 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 | 1242 | WD DECK A | 0 | 100 | 8 | 8 | | 64.00 | SF | 10.00 | | | | 128 | |

| BUILDING NOTES | | | | | | | | | | | |
|-----------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 95217 PLUM LOOP, FERNANDINA BEACH | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1996] W1 UOP=[YR=2022] N10 W50 S10 E50\$ W75 S27 E76 N27\$. | | | | | | | | | | | |

| 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 | | OR | 0.00 | 0.00 | 1.35 | AC | | 1.00 | 1.00 | 0.85 | 100,000.00 | 85,000.00 | 114,750 | | | | | | | |