

BLOCK 2 LOT 13
IN OR 703/1267
R787524 & R787525

WOLFE STANLEY L &/DRESSLER TRACY L
95353 PLUM LOOP
FERNANDINA BEACH, FL 32034

2025

31-2N-28-4955-0002-0130

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 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		3 100	
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
BAS	2,052	100	1998
TOTALS	2,052		2,052
			81,768

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	94+	- 100%	- 1995							
				Heated Area: 2052			HX Base Yr 1995				
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
95353 PLUM LOOP, FERNANDINA BEACH											
05/09/2025 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			81,768
TOTAL MARKET OB/XF VALUE			13,409
TOTAL LAND VALUE - MARKET			97,000
TOTAL MARKET VALUE			192,177
SOH/AGL Deduction			106,763
ASSESSED VALUE			85,414
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			34,692
TOTAL JUST VALUE			192,177
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			162,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982118	MH MOVE-ON	0	05/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0703/1267	5/03/1994	WD Q	Q	I		26,000
GRANTOR: PAETSCH WALTER E & TI						
GRANTEE: WOLFE STANLEY & DRE						
0703/1266	5/03/1994	QC U	U	I	10	9,700
GRANTOR: GRIFFIS LEO B						
GRANTEE: PAETSCH WALTER E &						

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	28	76			6.50	100	1998	1998	3	73	10,097	
2	0500	FP-PRE FAB	0	100	0	0			3,500.00	100	1998	1998	3	80	2,800	
3	1242	WD DECK A	0	100	16	8			10.00	100	2010	2010	3	40	512	

BUILDING NOTES											
BAS=[YR=1998] W76 S27 E76 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF												13,409				
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	0.97	AC		1.00	1.00	1.00	100,000.00	100,000.00	97,000											