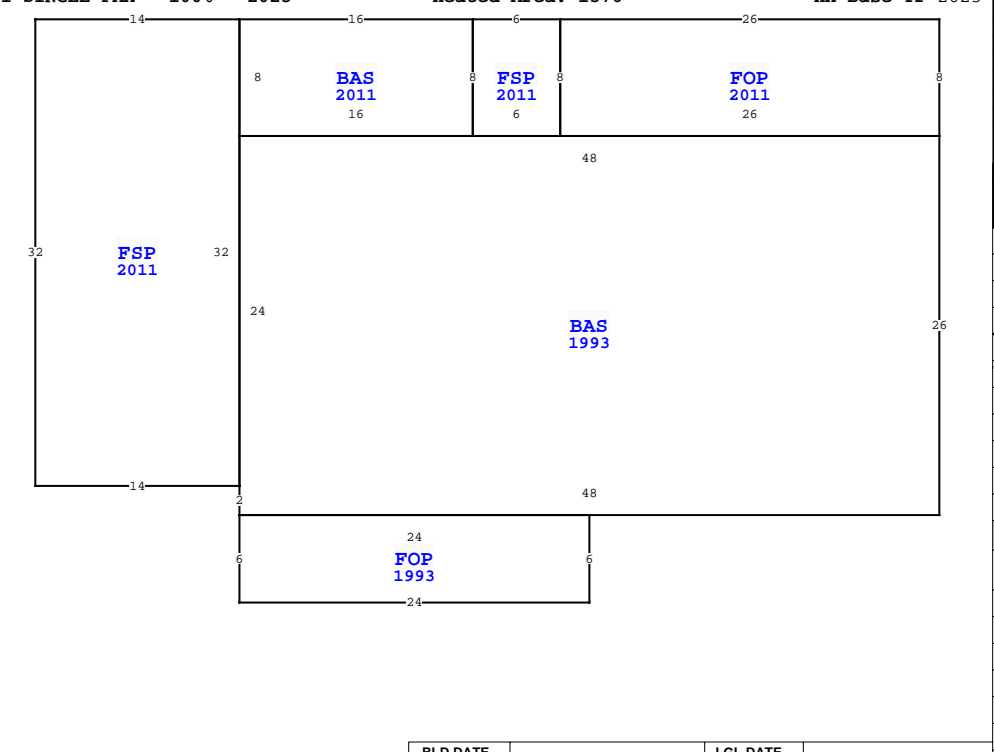


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,679	116.5500	116.55	195,687	1979	1999	0	0	12.25	87.75	



Quality	04 Quality Level 04				
DOR CODE	0100 SINGLE FAMILY				
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	1,248	100	1993	1,248	127,636
BAS	128	100	2011	128	13,091
FOP	144	30	1993	43	4,398
FOP	208	30	2011	62	6,341
FSP	48	40	2011	19	1,943
FSP	448	40	2011	179	18,306
TOTALS	2,224			1,679	171,715

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			179,975
TOTAL MARKET OB/XF VALUE			4,951
TOTAL LAND VALUE - MARKET			99,000
TOTAL MARKET VALUE			283,926
SOH/AGL Deduction			64,741
ASSESSED VALUE			219,185
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			168,463
TOTAL JUST VALUE			283,926
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			251,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213236	REPAIR/RRF	4,800	11/01/2012
974186	GARAGE	9,945	08/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/1455	7/11/2022	WD	Q	I	01	290,000
GRANTOR: WILLIAMS CARL G & MAR						
GRANTEE: CORBITT SARAH LYNN						
1763/1133	10/26/2011	QC	U	I	11	42,400
GRANTOR: WILLIAMS CARL G & MAR						
GRANTEE: WILLIAMS CARL G & M						

EXTRA FEATURES		95373 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	1997	1997	3	79	2,765	
2	1242	WD DECK A	0	100	8	4		32.00	SF 10.00	100	1997	1997	3	20	64	
3	0810	CONCRETE A	0	100	4	16		64.00	SF 6.50	100	1997	1997	3	72	300	
4	0811	CONCRETE B	0	100	0	0		480.00	SF 5.20	100	1998	1998	3	73	1,822	

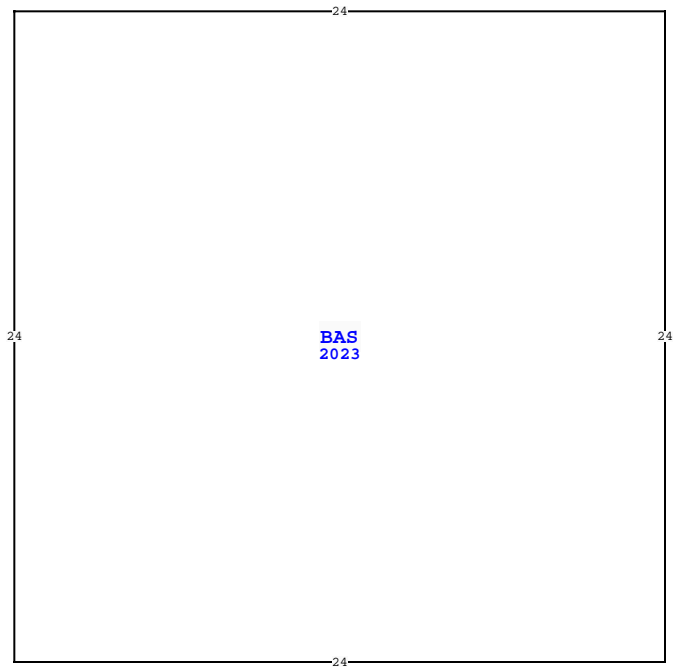
LAND DESCRIPTION		TOTAL OB/XF 4,951																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0005	OR	0.00	0.00	0.99	AC		1.00	1.00	1.00	100,000.00	100,000.00	99,000							

LAND DESCRIPTION		TOTAL OB/XF 4,951																						
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	0.99	AC		1.00	1.00	1.00	100,000.00	100,000.00	99,000							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floo	03	CONC FINSH	70
Interior Floo	01	NONE	30
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		0	100
Bathrooms		0	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Units		0	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	576	100	2023
TOTALS	576		2023
			576
			8,260

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE RES - 100% - 2023			Heated Area: 576			HX Base Yr 2023					



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			179,975
TOTAL MARKET OB/XF VALUE			4,951
TOTAL LAND VALUE - MARKET			99,000
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ASSESSED VALUE			219,185
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			168,463
TOTAL JUST VALUE			283,926
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			251,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/1455	7/11/2022	WD	Q	I	01	290,000
GRANTOR: WILLIAMS CARL G & MAR						
GRANTEE: CORBITT SARAH LYNN						
1763/1133	10/26/2011	QC	U	I	11	42,400
GRANTOR: WILLIAMS CARL G & MAR						
GRANTEE: WILLIAMS CARL G & M						

EXTRA FEATURES		95373 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

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2023;ORIG=30,10] E24 S24 W24 N24 \$

LAND DESCRIPTION												TOTAL OB/XF												0
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