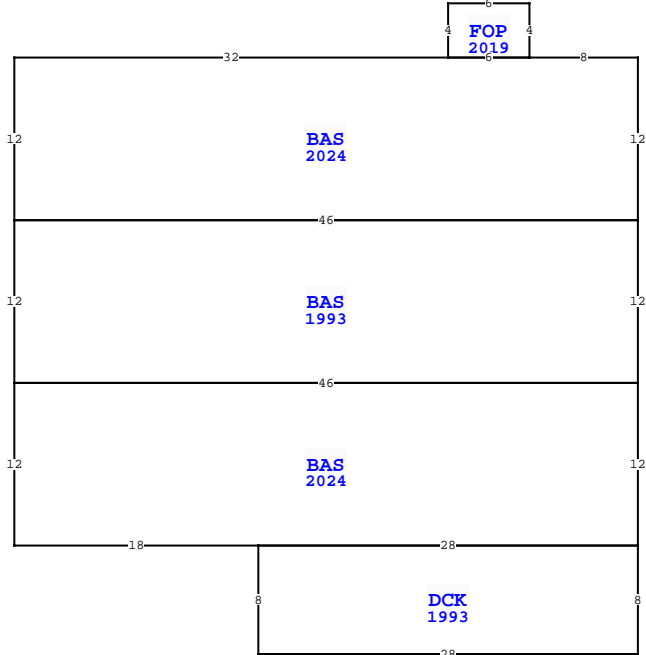




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	02	ROLL COMP 100	
Interior Wall	04	PLYWOOD 50	
Interior Wall	05	DRYWALL 50	
Interior Floor	14	CARPET 75	
Interior Floor	08	SHT VINYL 25	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		1 100	
BUD8 Adjustme	04	DIST 01 100	
Occupancy	00	NONE 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	552	100	1993
BAS	552	100	2024
BAS	552	100	2024
DCK	224	10	1993
FOP	24	30	2019
TOTALS	1,904		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MH/SFR	- 100%	- 1990	77.70	130,924	1964	1964	0	0	22.25	77.75
			Heated Area: 1656			HX Base Yr 1990					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			101,793
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			97,000
TOTAL MARKET VALUE			198,793
SOH/AGL Deduction			108,029
ASSESSED VALUE			90,764
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			35,042
TOTAL JUST VALUE			198,793
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			169,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1704087	CHNGE SRVC	0	07/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0587/0430	1/02/1990	WD Q	Q	I		64,000
GRANTOR: GARRIS DOUGLAS & M						
GRANTEE: HOOPER DARRYL & S						
0587/0429	1/02/1990	QC U	U	I	10	100
GRANTOR: GRIFFIS LEO & L						
GRANTEE: GARRIS DOUGLAS						

EXTRA FEATURES		95447 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

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	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	0.97	AC		1.00	1.00	1.00	100,000.00	100,000.00	97,000							

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993;ORIG=0,12] W46 S12 E46 N12 \$	
DCK=[YR=1993;ORIG=-28,36] S8 E28 N8 W28 \$	
FOP=[YR=2019;ORIG=-8,0] N4 W6 S4 E6 \$	
BAS=[YR=2024;ORIG=-46,0] E32 E6 E8 S12 W46 N12 \$	
BAS=[YR=2024;ORIG=-46,24] E46 S12 W28 W18 N12 \$	