



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
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
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	1,708	100	1993
FOP	136	30	1993
UOP	240	25	2021
TOTALS	2,084		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0820	02	1,809	127.6000	102.08	184,663	1983	1983	0	0	70.00	30.00														
1 M/H 93- - 0% - 0																									
Heated Area: 1708 HX Base Yr																									
<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></td> <td>05/09/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/09/2025	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			55,399
TOTAL MARKET OB/XF VALUE			1,989
TOTAL LAND VALUE - MARKET			98,000
TOTAL MARKET VALUE			155,388
SOH/AGL Deduction			67,006
ASSESSED VALUE			88,382
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			88,382
TOTAL JUST VALUE			155,388
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			124,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7368	REPAIR/RRF	600	07/03/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1935/0926	8/26/2014	WD	Q	I	02	55,000
GRANTOR: COOPER KITTY S						
GRANTEE: DEDITCH JAMES A & C						
0966/1654	1/16/2001	WD	U	I	07	100
GRANTOR: BLAZER FINANCIAL SERV						
GRANTEE: COOPER KITTY S						

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	0	16	3	SF	6.50	6.50	100	1991	1991	3	59.5	186			
2	0500	FP-PRE FAB	0	0	0		UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803			
TOTALS														2,084		1,809	55,399	

BUILDING NOTES													
95477 PLUM LOOP, FERNANDINA BEACH													

BUILDING DIMENSIONS													
BAS=[YR=1993] W21 UOP=[YR=2021] N12 W20 S12 E20\$ W40 S28 E32													
FOP=[YR=1993] S8E17 N8 W17\$ E29 N28\$.													

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	0	0005	OR	0.00	0.00	0.98	AC		1.00	1.00	1.00	100,000.00	100,000.00	98,000							