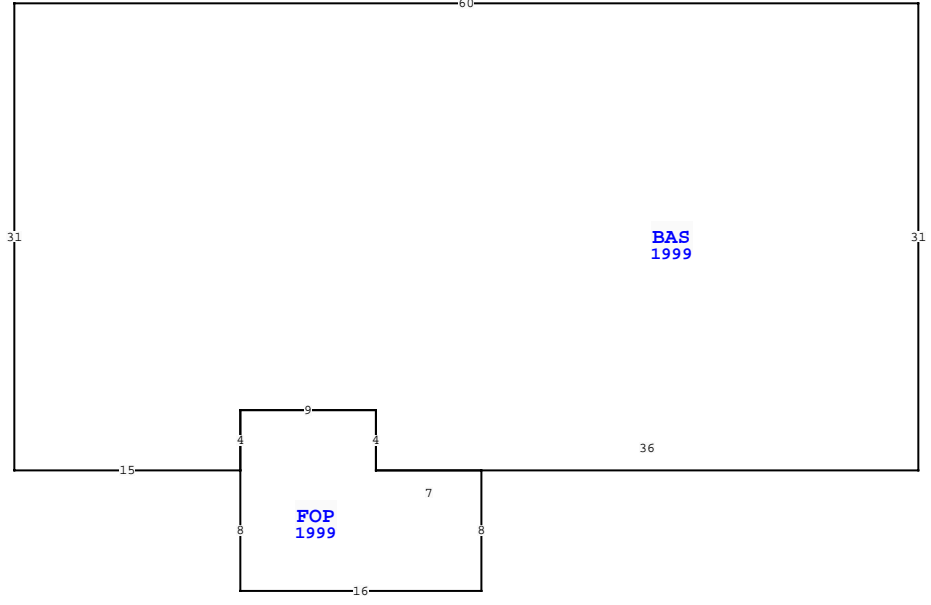


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	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	1,824	100	1999
FOP	164	30	1999
TOTALS	1,988		
		1,873	82,379

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,873	123.2000	104.72	196,141	1999	1999	0	0	58.00	42.00
1 M/H 94+ - 100% - 2021 Heated Area: 1824 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			82,379
TOTAL MARKET OB/XF VALUE			400
TOTAL LAND VALUE - MARKET			97,200
TOTAL MARKET VALUE			179,979
SOH/AGL Deduction			70,947
ASSESSED VALUE			109,032
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			58,310
TOTAL JUST VALUE			179,979
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			149,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982501	MH MOVE-ON	0	12/01/1998
94-323	MH MOVE-ON	3,500	01/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2791/1304	5/30/2025	WD Q	Q	I	01	135,000
GRANTOR: MACDONALD HANNAH ELIZ						
GRANTEE: DANESE GINO & PATRI						
2351/1927	3/25/2020	QC U	U	I	11	100
GRANTOR: MACDONALD RONALD E						
GRANTEE: MACDONALD HANNAH EL						

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	4	8			10.00	100	1995	1995	3	20	64	
2	1242	WD DECK A	0	100	12	14			10.00	100	1995	1995	3	20	336	
95082 PLUM LOOP, FERNANDINA BEACH												BLD DATE		LGL DATE		
												XF DATE		LAND DATE	05/09/2025	MLU
												INC DATE		AG DATE		

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1999] W60 S31 E15 FOP=[YR=1999] S8 E16 N8 W7 N4 W9 S4\$ N4 E9 S4 E36 N31\$.											

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	0005	OR	0.00	0.00	1.08	AC		1.00	1.00	0.90	100,000.00	90,000.00	97,200							