



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	02	WALL BOARD 50	
Exterior Wall	30	VINYL 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 50	
Interior Wall	05	DRYWALL 50	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
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	1,152	100	1998
TOTALS	1,152		1,152
			20,109

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	M/H	93-	- 0%	- 0								
				Heated Area: 1152			HX Base Yr					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 1998 </div>												
BLD DATE						LGL DATE						
XF DATE						LAND DATE	05/09/2025	MLU				
INC DATE						AG DATE						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			20,109
TOTAL MARKET OB/XF VALUE			160
TOTAL LAND VALUE - MARKET			106,400
TOTAL MARKET VALUE			126,669
SOH/AGL Deduction			59,620
ASSESSED VALUE			67,049
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			67,049
TOTAL JUST VALUE			126,669
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			97,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-412	MH MOVE-ON	10,000	03/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/1050	1/16/2024	FJ	U	I	11	0
GRANTOR: WELSH BARBARA ANN EST						
GRANTEE: WELSH TRACEY L						
1211/0196	2/27/2004	QC	Q	I	01	100
GRANTOR: PALMER DOROTHY E L/E						
GRANTEE: HOETZLEIN SUSAN C 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	1242	WD DECK A	0	0	8	10		80.00	SF	10.00			160	

BUILDING NOTES												
95320 PLUM LOOP, FERNANDINA BEACH												

BUILDING DIMENSIONS												
BAS=[YR=1998] W48 S24 E48 N24\$.												

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		OR	0.00	0.00	1.12	AC		1.00	1.00	0.95	100,000.00	95,000.00	106,400								