

BLOCK 3 LOT 8
IN OR 1966/1875
R236053 & R236052

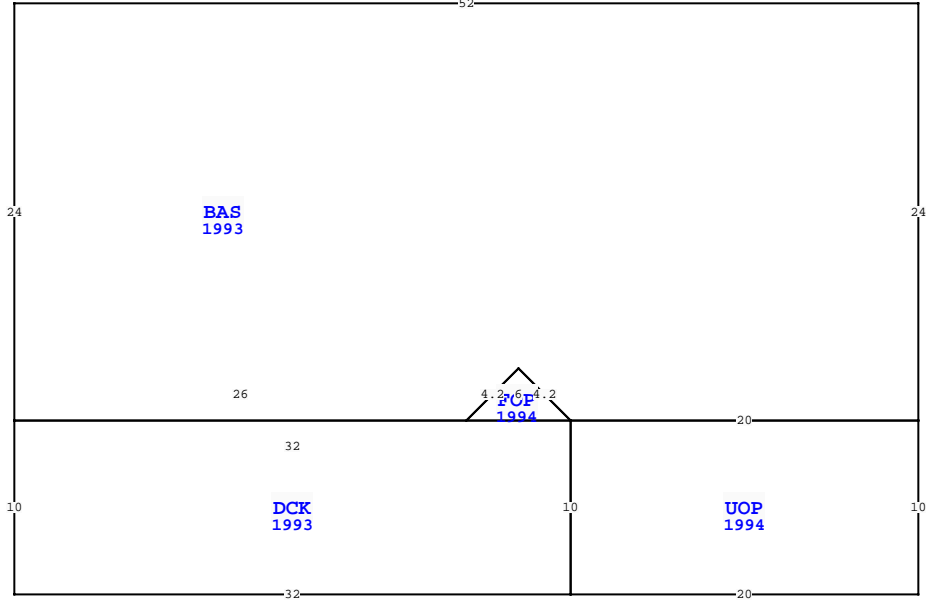
JOHNSON MATTHEW BRANDON
1467 ROBIN HOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

31-2N-28-4955-0003-0080

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	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
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	05	Quality Level	05
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,239	100	1993
DCK	320	15	1993
FOP	9	30	1994
UOP	200	25	1994
TOTALS	1,768		
		1,340	45,000

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,340	139.9200	111.94	150,000	1984	1984	0	0	70.00	30.00
1 M/H 93- - 0% - 0											
Heated Area: 1239											
HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			45,000
TOTAL MARKET OB/XF VALUE			25,029
TOTAL LAND VALUE - MARKET			110,200
TOTAL MARKET VALUE			180,229
SOH/AGL Deduction			85,049
ASSESSED VALUE			95,180
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			95,180
TOTAL JUST VALUE			180,229
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			148,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1966/1875	1/09/2015	WD Q	Q	I	01	55,500
GRANTOR: GRAY RONALD E & KAREN						
GRANTEE: JOHNSON MATTHEW BRA						
0678/1538	4/13/1993	WD U	I	10		11,000
GRANTOR: GRIFFIS LEO B						
GRANTEE: GRAY RONALD & KAREN						

EXTRA FEATURES												95398 PLUM LOOP, FERNANDINA BEACH		BLD DATE	LGL DATE	MLU										
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	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960											
2	0510	GARAGE WD-	0	0	20	400.00	SF	35.00	35.00	100	2010	2010	3	56	7,840											
3	0681	POLE SHED	0	0	20	320.00	SF	15.00	15.00	100	2010	2010	3	56	2,688											
4	0681	POLE SHED	0	0	31	961.00	SF	15.00	15.00	100	2019	2019	3	87	12,541											
TOTALS																										
TOTAL OB/XF												25,029														

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W52 S24 DCK=[YR=1993] S10 E32 UOP=[YR=1994] E20 N10 W20 S10\$ N10 FOP=[YR=1994] U3 L3 D3 L3 E6\$ W32\$ E26 U3 R3 D3 R3 E20 N24\$.											

LAND DESCRIPTION												TOTAL OB/XF												25,029				
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	1.16	AC		1.00	1.00	0.95	100,000.00	95,000.00	110,200											