

BLOCK 2 LOTS 1 & 2
OR 687/522 & OR 526/210
WILLOW BRANCH ACRES PB 4/58

RIMES WILLIAM A JR & SHERRY H
95035 PLUM LOOP
FERNANDINA BEACH, FL 32034

2026

31-2N-28-4955-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,831	100	1993	1,831	210,439
FCP	590	25	1993	148	17,010
FOP	230	30	1993	69	7,930
FST	138	55	1993	76	8,735

TOTALS	2,789			2,124	244,114
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0680	POLE SHED	0 100	24	8	192.00	SF	10.00	10.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0940	SHEDS/PORT	0 100	12	14	168.00	SF	30.00	30.00
4	0681	POLE SHED	0 100	14	10	140.00	SF	15.00	15.00
5	0681	POLE SHED	0 100	14	10	140.00	SF	15.00	15.00
6	0681	POLE SHED	0 100	12	10	120.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	1.97

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,124	125.0970	131.35	278,987	1978	2000	0	0	0 12.50	87.50	
1 SINGLE FAM 100% - 1988 Heated Area: 1831 HX Base Yr 1988												

95035 PLUM LOOP, FERNANDINA BEACH	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0680	POLE SHED	0 100	24	8	192.00	SF	10.00	10.00	100	1986	1986	3	20	384	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	
3	0940	SHEDS/PORT	0 100	12	14	168.00	SF	30.00	30.00	100	1991	1991	3	20	1,008	
4	0681	POLE SHED	0 100	14	10	140.00	SF	15.00	15.00	100	1991	1991	3	20	420	
5	0681	POLE SHED	0 100	14	10	140.00	SF	15.00	15.00	100	1991	1991	3	20	420	
6	0681	POLE SHED	0 100	12	10	120.00	SF	15.00	15.00	100	1993	1993	3	20	360	

TOTAL OB/XF										5,042						
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
1	000100	C	RES	100	0005	OR	0.00	0.00	1.97	AC		1.00	1.00	0.90	100,000.00	90,000.00

Total Acres: 1.97	Total Land Value: 177,300	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				244,114	
TOTAL MARKET OB/XF VALUE				5,042	
TOTAL LAND VALUE - MARKET				177,300	
TOTAL MARKET VALUE				426,456	
SOH/AGL Deduction				262,609	
ASSESSED VALUE				163,847	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				112,436	
TOTAL JUST VALUE				426,456	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				417,771	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
386	ADDITION	29,605	07/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0687/0522	8/25/1993	WD	U	I	10	30,000
GRANTOR: RIMES WM SR &FRANCES						
GRANTEE: RIMES WIM JR &SHERR						
0450/0414	4/01/1985	WD	Q	I		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1993] W23 FCP=[YR=1993] W5 BAS=[YR=1993] W64 S26 E24 FOP=[YR=1993] S10 E23 N10 W23 \$ E23 S10 E16 N3 E1 N33 \$ S26 E28 N20 W23 N6 \$ S6 E23 N6 \$.									