BLOCK 2 LOT 5
WILLOW BRANCH ACRES PB 4/58

SMITH STEVEN W
95175 PLUM LOOP
FERNANDINA BEACH, FL 32034

2026

31-2N-28-4955-0002-0050

BUILDING CHARACTERISTICS

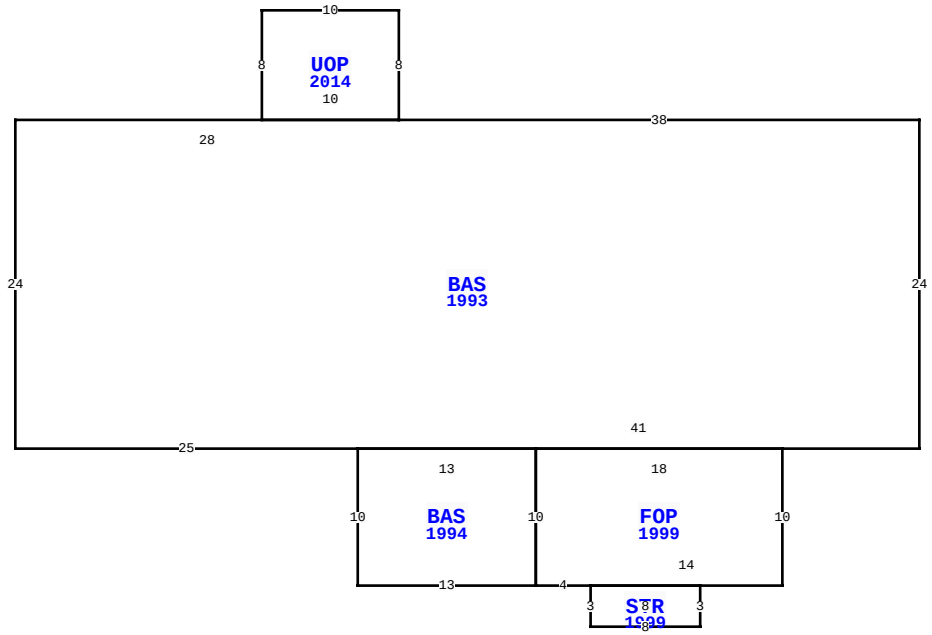
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	1993	1,584	82,938
BAS	130	100	1994	130	6,807
FOP	180	30	1999	54	2,828
STR	24	10	1999	2	105
UOP	80	25	2014	20	1,047
TOTALS	1,998			1,790	93,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,790	123.2000	104.72	187,449	1984	2004	0	0	0	50.00	50.00

1 M/H 93- 0% - 0 Heated Area: 1714 HX Base Yr



95175 PLUM LOOP, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	93,724
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	113,000
TOTAL MARKET VALUE	206,724
SOH/AGL Deduction	34,116
ASSESSED VALUE	172,608
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,608
TOTAL JUST VALUE	206,724
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
985300	REMODEL	0	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2494/1600	8/30/2021	WD	Q	I	01	150,000
GRANTOR: REALE EUGENE E II						
GRANTEE: SMITH STEVEN W						
2285/0122	6/21/2019	WD	Q	I	01	72,000
GRANTOR: SCOTT TED R & GERTRUD						
GRANTEE: REALE EUGENE E II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 UOP=[YR=2014] N8 W10 S8 E10$ W28 S24 E25
BAS=[YR=1994] S10 E13 FOP=[YR=1999] E4 STR=[YR=1999] S3 E8 N3 W8$ E14 N10 W18 S10$ N10 W13$ E41 N24$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	1.13	AC		1.00	1.00	1.00	100,000.00	100,000.00	113,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.13 Total Land Value: 113,000 Market: 0 Agricultural: 0 Common: 113,000 PRINTED 07/09/2026 BY SYS