BLOCK 2 LOT 15
IN OR 1754/1551
R498092

KAUFFMAN JAN E
95409 PLUM LOOP
FERNANDINA BEACH, FL 32034

2026

31-2N-28-4955-0002-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

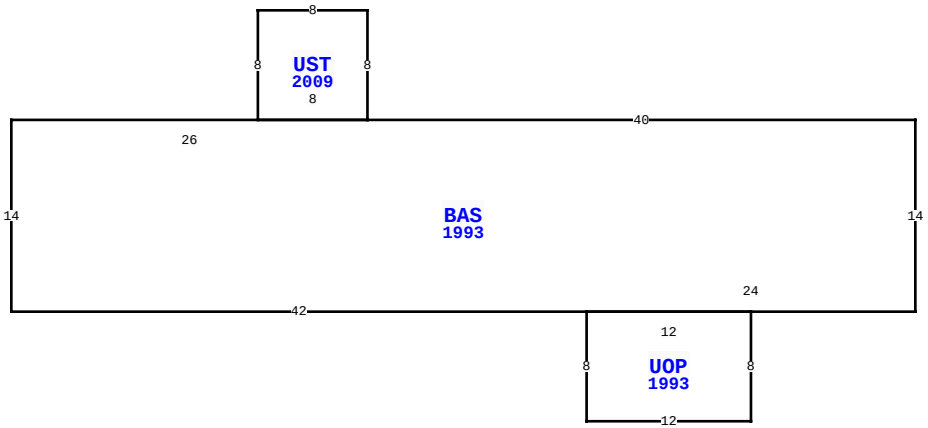
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	25,117
UOP	96	25	1993	24	653
UST	64	55	2009	35	951
TOTALS	1,084			983	26,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	983	106.6000	90.61	89,070	1984	1984	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 924 HX Base Yr



95409 PLUM LOOP, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	26,721
TOTAL MARKET OB/XF VALUE	168
TOTAL LAND VALUE - MARKET	97,000
TOTAL MARKET VALUE	123,889
SOH/AGL Deduction	50,622
ASSESSED VALUE	73,267
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,267
TOTAL JUST VALUE	123,889
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1754/1551	8/25/2011	QC	U	I	11	100
GRANTOR: SUTHERLAND SHEILA M						
GRANTEE: SUTHERLAND SHEILA M						
1752/1558	8/25/2011	QC	U	I	11	2,400
GRANTOR: THE ESTATE OF EDWARD						
GRANTEE: SUTHERLAND SHEILA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40UST=[YR=2009] N8 W8 S8 E8 $ W26 S14 E42
UOP=[YR=1993] S08 E12 N8 W12$ E24 N14$.

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
1	1243	WD DECK F	0	0	20	3	60.00	SF	8.00	8.00	100	2010	2010	3	35	168	

LAND DESCRIPTION

TOTAL OB/XF 168

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	0005	OR	0.00	0.00	0.97	AC		1.00	1.00	1.00	100,000.00	100,000.00	97,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.97 Total Land Value: 97,000 Market: 0 Agricultural: 0 Common: 97,000 PRINTED 07/09/2026 BY SYS