

BLOCK 3 LOT 3
IN OR 854/64
WILLOW BRANCH ACRES PB 4/58

GILL MICHAEL R
95108 PLUM LOOP
FERNANDINA BEACH, FL 32034

2026

31-2N-28-4955-0003-0030



BUILDING CHARACTERISTICS			CONSTRUCTION		
Exterior Wall	30	VINYL	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	02	WINDOW	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			04	Quality Level 04	
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	1,380	100	2018	1,380	128,666
FEP	560	85	2021	476	44,380
TOTALS	1,940			1,856	173,047

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,856	121.8800	109.69	203,585	2018	2018	0	0	0	15.00	85.00

1 M/H 94+ 100% - 1995

Heated Area: 1856

HX Base Yr 1995

VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				173,047			
TOTAL MARKET OB/XF VALUE				12,523			
TOTAL LAND VALUE - MARKET				106,200			
TOTAL MARKET VALUE				291,770			
SOH/AGL Deduction				133,663			
ASSESSED VALUE				158,107			
TOTAL EXEMPTION VALUE				HX HB SL 158,107			
BASE TAXABLE VALUE				0			
TOTAL JUST VALUE				291,770			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				286,922			
PERMIT NUM				DESCRIPTION			
AMT				ISSUED			
MH188081				CO ISSUED 0 07/13/2018			
MH188081				MH MOVE-ON 0 01/01/2018			
9805642				GARAGE 12,000 12/01/1998			
8162				MH MOVE-ON 2,500 05/07/1990			
SALES DATA							
OFF RECORD Number				DATE			
TYPE INST				Q / V I /			
RSN CD				SALE PRICE			
0854/0064				10/29/1998 WD U V 10 8,500			
GRANTOR: BERGWERK RUDOLPH J							
GRANTEE: GILL MICHAEL R							
0753/1789				3/13/1996 QC Q I 01 100			
GRANTOR: GRIFFIS LEO							
GRANTEE: GRIFFIS LEO & LEONE							
BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=2018;ORIG=0,0] W46 S30 E8 E28 E10 N30 \$							
FEP=[YR=2021;ORIG=-10,30] W28 S20 E28 N20 \$							

EXTRA FEATURES										95108 PLUM LOOP, FERNANDINA BEACH					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	0681	POLE SHED	0	100	28	10	280.00	SF	15.00	15.00	100	1990	1990	3	20	840				
3	0510	GARAGE WD-	0	100	26	28	728.00	SF	35.00	35.00	100	1998	1998	3	24	6,115				
4	0510	GARAGE WD-	0	100	18	20	360.00	SF	35.00	35.00	100	2005	2005	3	32	4,032				
5	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00	30.00	100	1995	1995	3	20	1,536				