BLOCK 3 LOT 6
IN OR 1211/196
WILLOW BRANCH ACRES PB 4/58

HOETZLEIN SUSAN C/CUDA LINDA S ET AL
95030 GENTRY LANE
FERNANDINA BEACH, FL 32034

2026

31-2N-28-4955-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 50
Exterior Wall	30	VINYL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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

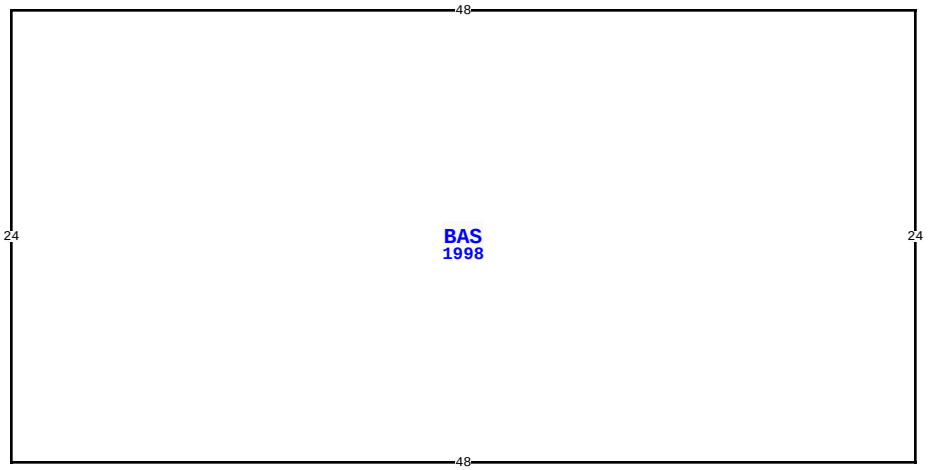
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1998	1,152	21,367
TOTALS	1,152			1,152	21,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,152	109.1000	92.74	106,836	1987	1987	0	0	10	70.00	20.00

1 M/H 93- 0% - 0 Heated Area: 1152 HX Base Yr



95320 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	21,367
TOTAL MARKET OB/XF VALUE	160
TOTAL LAND VALUE - MARKET	106,400
TOTAL MARKET VALUE	127,927
SOH/AGL Deduction	54,173
ASSESSED VALUE	73,754
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,754
TOTAL JUST VALUE	127,927
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-412	MH MOVE-ON	10,000	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/1050	1/16/2024	FJ	U	I	11	0
GRANTOR: WELSH BARBARA ANN EST						
GRANTEE: WELSH TRACEY L						
1211/0196	2/27/2004	QC	Q	I	01	100
GRANTOR: PALMER DOROTHY E L/E						
GRANTEE: HOETZLEIN SUSAN C E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W48 S24 E48 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
1	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1994	1994	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 160

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	1.12	AC		1.00	1.00	0.95	100,000.00	95,000.00	106,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.12 Total Land Value: 106,400 Market: 0 Agricultural: 0 Common: 106,400 PRINTED 07/09/2026 BY SYS