BLOCK 3 LOT 7
WILLOW BRANCH ACRES PB 4/58

JOYNER CHRISTOPHER WESLEY/JOYNER-BELCHER KATRINA J
95370 PLUM LOOP
FERNANDINA BEACH, FL 32034

2026

31-2N-28-4955-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	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 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

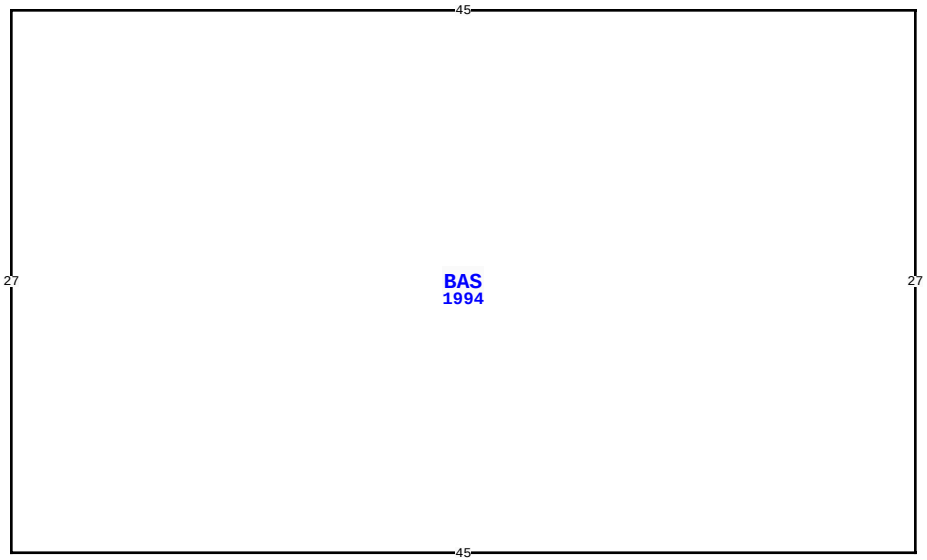
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,215	100	1994	1,215	36,479
TOTALS	1,215			1,215	36,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,215	111.2000	100.08	121,597	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ 50% - 2023 Heated Area: 1215 HX Base Yr 2023



95370 PLUM LOOP, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		36,479
TOTAL MARKET OB/XF VALUE		3,333
TOTAL LAND VALUE - MARKET		115,900
TOTAL MARKET VALUE		155,712
SOH/AGL Deduction		28,672
ASSESSED VALUE		127,040
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		75,629
TOTAL JUST VALUE		155,712
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-446	MH MOVE-ON	23,371	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2703/617	3/21/2024	QC	U	I	11	100
GRANTOR: CONRAD MICHAEL JOYNER						
GRANTEE: JOYNER CHRISTOPHER						
2593/1608	9/26/2022	FJ	U	I	11	0
GRANTOR: JOYNER GINGER L EST						
GRANTEE: CONRAD MICHAEL & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W45 S27 E45 N27$.

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	50	4	8	32.00	SF	10.00	10.00	100	1994	1994	3	20	64	
2	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	
3	0752	USP	0	50	12	8	96.00	SF	15.00	15.00	100	2010	2010	3	52	749	

LAND DESCRIPTION

TOTAL OB/XF 3,333

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	50	0005	OR	0.00	0.00	1.22	AC		1.00	1.00	0.95	100,000.00	95,000.00	115,900							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.22 Total Land Value: 115,900 Market: 0 Agricultural: 0 Common: 115,900 PRINTED 07/09/2026 BY SYS