BLOCK 3 LOT 9
ESMT IN OR 447/611
WILLOW BRANCH ACRES PB 4/58

NEFL STP LLC
1013 CENTRE RD STE 403-A
WILMINGTON, DE 19805

2026

31-2N-28-4955-0003-0090

BUILDING CHARACTERISTICS

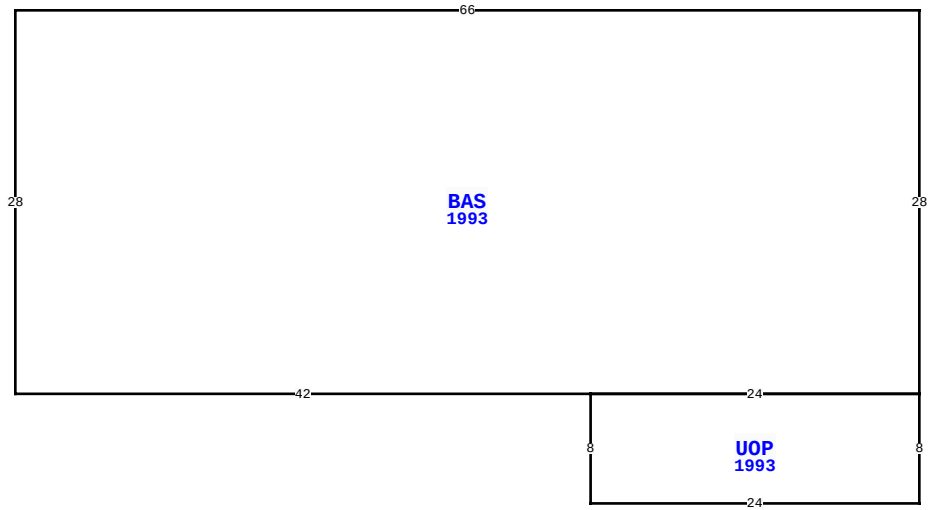
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02
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	1,848	100	1993	1,848	40,444
UOP	192	25	1993	48	1,051
TOTALS	2,040			1,896	41,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,896	85.8200	72.95	138,313	1985	1985	0	0	0	70.00	30.00

1 M/H 93- 0% - 2026 Heated Area: 1848 HX Base Yr



95422 PLUM LOOP, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	41,494
TOTAL MARKET OB/XF VALUE	1,890
TOTAL LAND VALUE - MARKET	104,500
TOTAL MARKET VALUE	147,884
SOH/AGL Deduction	0
ASSESSED VALUE	147,884
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,884
TOTAL JUST VALUE	147,884
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2807/1937	8/05/2025	WD	Q	I	03	143,000
GRANTOR: CASTELLI PAULETTE M						
GRANTEE: NEFL STP LLC						
2196/0631	5/14/2018	WD	U	I	19	102,000
GRANTOR: KELLEY HOLLY P/R						
GRANTEE: CASTELLI GARY & PAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S28 E42 UOP=[YR=1993] S8 E24 N8W24 $ E24 N28 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 1,890

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	1.10	AC		1.00	1.00	0.95	100,000.00	95,000.00	104,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.10 Total Land Value: 104,500 Market: 0 Agricultural: 0 Common: 104,500 PRINTED 07/09/2026 BY SYS