

BLOCK 3 LOT 11
IN OR 2200/184
WILLOW BRANCH ACRES PB 4/58

KELLEY HOLLY
95478 PLUM LOOP
FERNANDINA BEACH, FL 32034

2026

31-2N-28-4955-0003-0110



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 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	13	LVT/LAMNT 30			
Air Condition	01	NONE 100			
Heating Type	02	CONVECTION 100			
Bedrooms		2 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality		04	Quality Level 04		
DOR CODE		0100	SINGLE FAMILY		
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	354	100	1995	354	33,320
BAS	605	100	2006	605	56,945
FUS	161	100	1995	161	15,154
UOP	64	20	1995	13	1,223
TOTALS				1,133	106,643

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,133	106.4028	111.72	126,579	1991	1991	0	0	15.75	84.25

1 SINGLE FAM

100% - 2019

Heated Area: 1120

HX Base Yr 2019

BLD DATE

04/17/2007

00T0

LGL DATE