BLOCK 3 LOT 12
EX LOT 11
WILLOW BRANCH ACRES PB 4/58

CHERECK ROSEMARY D L/E/
95506 PLUM LOOP
FERNANDINA BEACH, FL 32034

2026

31-2N-28-4955-0003-0120

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

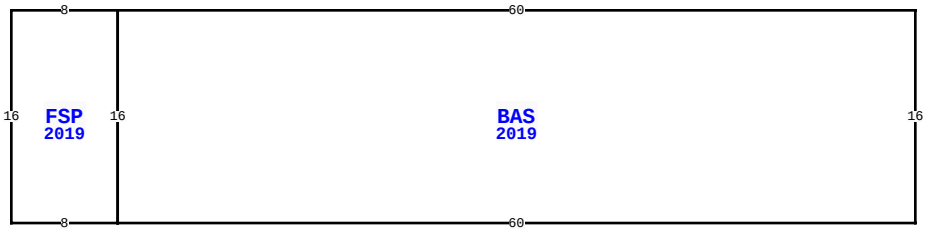
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2019	960	48,816
FSP	128	60	2019	77	3,916
TOTALS	1,088			1,037	52,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,037	113.0000	101.70	105,463	2004	2004	0	0	0	50.00	50.00

1 M/H 94+ 100% - 2016 Heated Area: 960 HX Base Yr 2016



95506 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	52,732
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	96,900
TOTAL MARKET VALUE	149,632
SOH/AGL Deduction	77,311
ASSESSED VALUE	72,321
TOTAL EXEMPTION VALUE	HX HB WX SX 72,321
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	149,632
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH191894	CO ISSUED	0	05/10/2019
MH191894	MH MOVE-ON	0	03/01/2019
B1900129	DEMOLITION	0	01/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2387/0060	8/18/2020	QC	U	I	11	100

GRANTOR: CHERECK ROSEMARY D
GRANTEE: JACKSON STERLING JA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W60 FSP=[YR=2019] W8 S16 E8 N16$ S16E60 N16$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100	0005	OR	0.00	0.00	1.02	AC		1.00	1.00	0.95	100,000.00	95,000.00	96,900							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.02 Total Land Value: 96,900 Market: 0 Agricultural: 0 Common: 96,900 PRINTED 07/09/2026 BY SYS