BLOCK 1 LOT 18
R787906 & R787907
IN OR 2124/938

LEE BRENDA
95024 RAINTREE LN
FERNANDINA BEACH, FL 32034

**2023**

**32-2N-28-0150-0001-0180**

## BUILDING CHARACTERISTICS

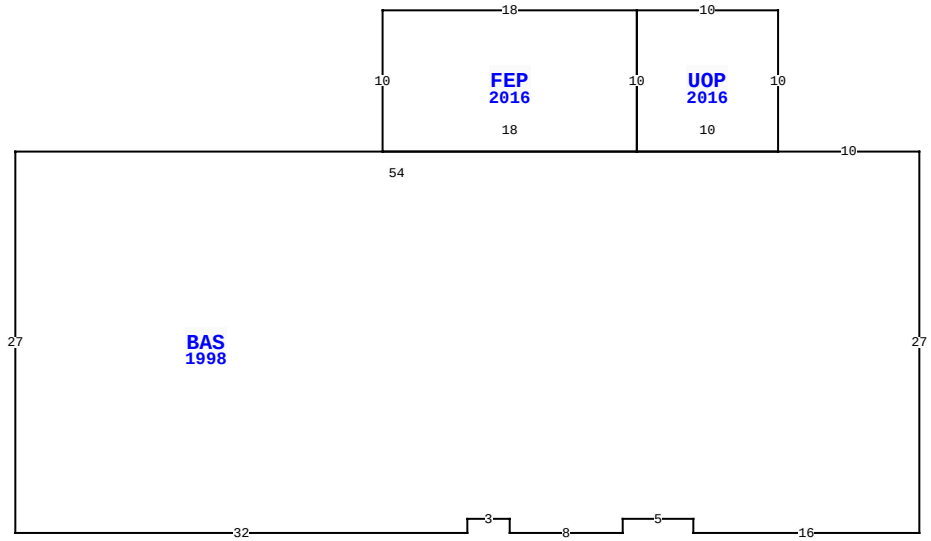
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 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 | 05 | Quality Level 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4007.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,720 | 100 | 1,720 | 62,500 |
| FEP | 180 | 85 | 153 | 5,559 |
| UOP | 100 | 25 | 25 | 909 |
| TOTALS | 2,000 | | 1,898 | 68,968 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,898 | 148.3200 | 103.82 | 197,050 | 1995 | 1995 | 0 | 0 | 0 | 65.00 | 35.00 |

1 M/H 94+ – 100% - 2001 Heated Area: 1873 HX Base Yr 2001




95024 RAINTREE LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/26/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 68,968 |
| TOTAL MARKET OB/XF VALUE | | 4,339 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 158,307 |
| SOH/AGL Deduction | | 88,819 |
| ASSESSED VALUE | | 69,488 |
| TOTAL EXEMPTION VALUE | HX HB DX | 49,488 |
| BASE TAXABLE VALUE | | 20,000 |
| TOTAL JUST VALUE | | 158,307 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 107,944 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 982089 | MH MOVE-ON | 0 | 05/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2124/0938 | 6/05/2017 | QC | U | I | 11 | 100 |
| GRANTOR: LEE BRENDA & KEVIN | | | | | | |
| GRANTEE: LEE BRENDA | | | | | | |
| 0909/1435 | 12/01/1999 | WD | U | I | 15 | 87,000 |
| GRANTOR: WALLACE LANCE A | | | | | | |
| GRANTEE: LEE KEVIN & BRENDA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W10 UOP=[YR=2016] N10 W10 FEP=[YR=2016] W18 S10 E18 N10$ S10 E10$ W54 S27 E32 N1 E3 S1 E8 N1 E5 S1 E16 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 | 100 | 6 | 16 | 96.00 | SF | 10.00 | 10.00 | 100 | 1998 | 1998 | 3 | 20 | 192 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1995 | 1995 | 3 | 79 | 2,765 | |
| 3 | 0351 | CARPORT MT | 0 | 100 | 24 | 24 | 576.00 | SF | 6.00 | 6.00 | 100 | 2008 | 2008 | 3 | 40 | 1,382 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,339

| 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 | 000102 | C | SFR/MH | 100 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 03/07/2022 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS