

BLOCK 1 LOT 22
IN OR 682 PG 1347
R567785 & R567786

KAUFFMAN DAVID D & JAN E
95140 RAINTREE LN
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0150-0001-0220



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD													
Exterior Wall	30	VINYL 100	0820	02	1,728	129.3600	84.08	145,290	1993	1998	0	0	0	56.00	44.00														
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 1994										Heated Area: 1620					HX Base Yr 1994											
Roof Cover	03	COMP SHNGL 100	27 27 31 29 18 18 10 10 BAS 1993 FSP 2002																										
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 90																											
Interior Floo	08	SHT VINYL 10																											
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		04	Quality Level 04																										
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	1,620	100	1,620	59,932																									
FSP	180	60	108	3,996																									
TOTALS		1,800	1,728	63,928																									
EXTRA FEATURES										95140 RAINTREE LN, FERNANDINA BEACH																			
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													
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660														
3	0510	GARAGE WD-	0 100	32	24	768.00	SF	35.00	35.00	100	2003	2003	3	36	9,677														
4	0350	CARPORT WD	0 100	20	24	480.00	SF	13.00	13.00	100	2003	2003	3	22	1,373														
5	0810	CONCRETE A	0 100	35	10	350.00	SF	6.50	6.50	100	2003	2003	3	84	1,911														
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																													