BLOCK 2 LOT 10
R672889 & R672890
BIG OAK PB 5/357

MOSIER TIM PATRICK & SHERI CHRISTINE
95021 RAINTREE LN
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0150-0002-0100

BUILDING CHARACTERISTICS

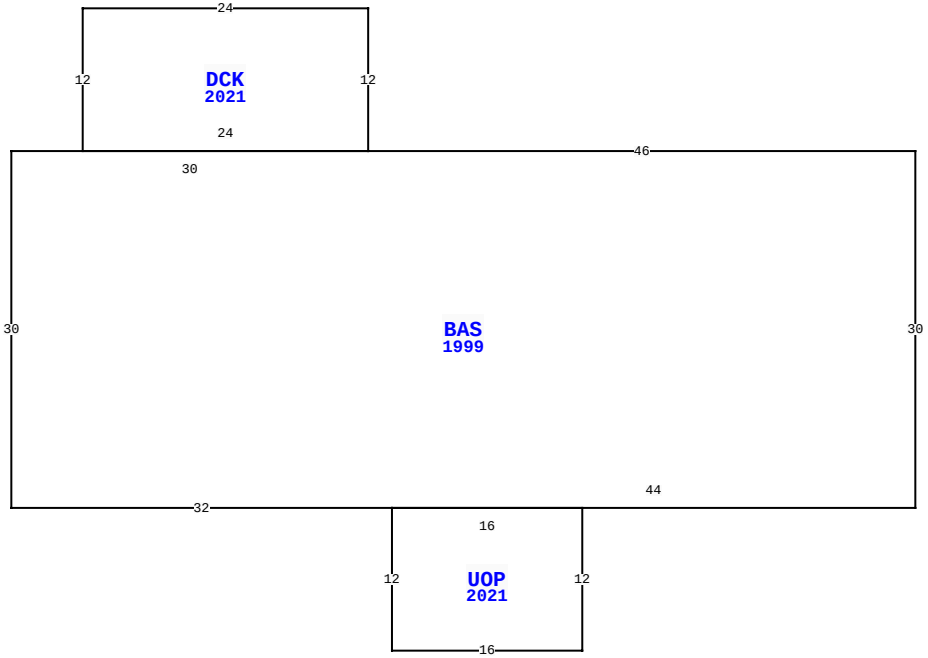
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	2,280	100	2,280	169,889
DCK	288	15	43	3,204
UOP	192	25	48	3,577
TOTALS	2,760		2,371	176,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,371	147.8400	103.49	245,375	1998	2012	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 2022 Heated Area: 2280 HX Base Yr 2022



95021 RAINTREE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 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		176,670
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		261,670
SOH/AGL Deduction		94,532
ASSESSED VALUE		167,138
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,138
TOTAL JUST VALUE		261,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992609	MH MOVE-ON	0	03/01/1999
98 1099	OTHER	0	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2498/1127	9/17/2021	WD	Q	I	02	225,000
GRANTOR: 95021 RAINTREE LANE L						
GRANTEE: MOSIER TIM PATRICK						
2452/1754	4/06/2021	WD	U	I	37	84,000
GRANTOR: BARBER MICHAEL W & CH						
GRANTEE: 95021 RAINTREE LANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W46 DCK=[YR=2021] N12 W24 S12 E24$ W30 S30 E32 UOP=[YR=2021] S12 E16 N12 W16$ E44 N30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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