BLOCK 2 LOT 13 R788113
IN OR 1511/638
BIG OAK PB 5/357

RINCK MARIE
95101 RAINTREE LN
FERNANDINA BEACH, FL 32034-7109

2023

32-2N-28-0150-0002-0130

BUILDING CHARACTERISTICS

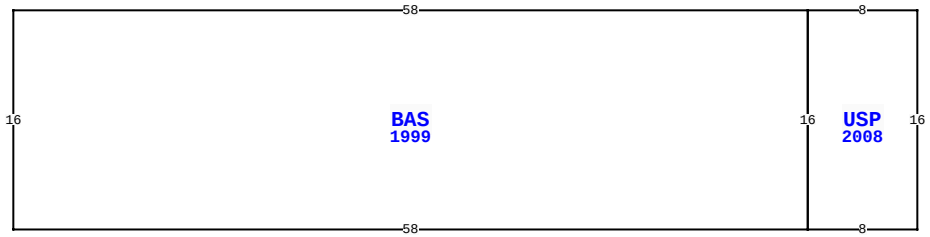
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	928	100	928	33,449
USP	128	50	64	2,307
TOTALS	1,056		992	35,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	992	122.6000	85.82	85,133	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2008 Heated Area: 928 HX Base Yr 2008



95101 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		35,756
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		120,756
SOH/AGL Deduction		74,954
ASSESSED VALUE		45,802
TOTAL EXEMPTION VALUE	HX HB SX	45,802
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		120,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
99 2530	MH MOVE-ON	0	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/0638	7/09/2007	WD	Q	I		76,000
GRANTOR: MCCRANIE DANIEL I SR						
GRANTEE: RINCK MARIE						
1382/1958	1/19/2006	WD	U	I	23	65,000
GRANTOR: SNYDER DONALD (ELWOOD						
GRANTEE: MCCRANIE DANIEL I S						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2008] W8 BAS=[YR=1999] W58 S16 E58 N16$ S16 E8 N16$.

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 03/22/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS