BLOCK 2 LOTS 15 & 16
BIG OAK PB 5/357
R583376 & R583377

FELDER THOMAS W JR
P O BOX 760
YULEE, FL 32041

2023

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

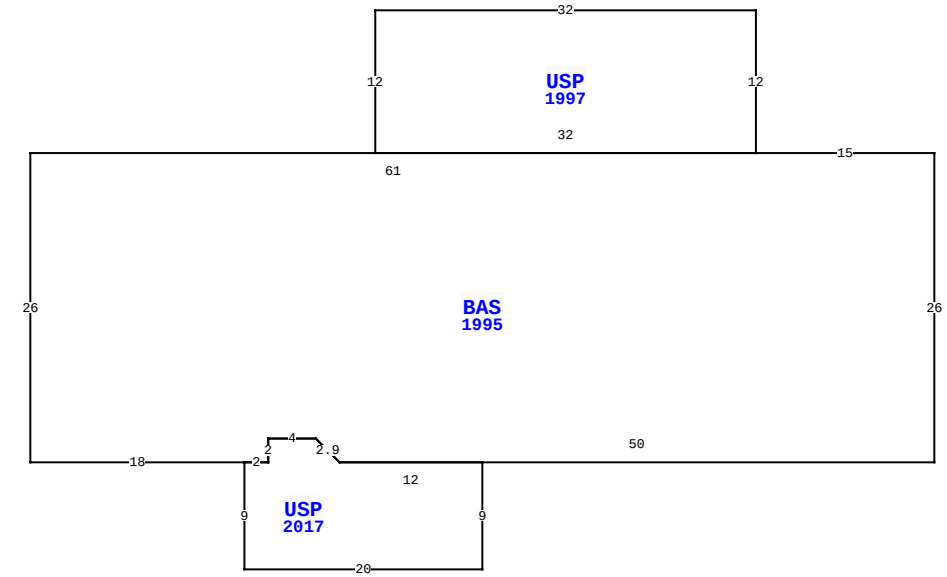
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,966	100	1,966	65,273
USP	384	50	192	6,375
USP	190	50	95	3,154
TOTALS	2,540		2,253	74,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,253	135.5200	94.86	213,720	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 1995 Heated Area: 1966 HX Base Yr 1995



95161 RAINTREE LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		89,843
TOTAL MARKET OB/XF VALUE		8,164
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		268,007
SOH/AGL Deduction		128,719
ASSESSED VALUE		139,288
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		84,288
TOTAL JUST VALUE		268,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973919	ADDITION	2,950	05/01/1997
94 692	MH MOVE-ON	0	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0730/1942	6/06/1995	WD	Q	V		15,200
GRANTOR: SHEFFIELD WILLIAM F						
GRANTEE: FELDER THOMAS W JR						
0716/1375	10/24/1994	WD	Q	V		14,900
GRANTOR: SHEFFIELD WILLIAM F						
GRANTEE: FELDER THOMAS JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 USP=[YR=1997] N12 W32 S12 E32$ W61 S26 E18
USP=[YR=2017] S9 E20 N9 W12 U2 L2 W4 S2 W2 $ E2 N2 E4 D2
R2 E50 N26$.

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
4	0810	CONCRETE A	0	100	3	12	36.00	SF	6.50	6.50	100	1998	1998	3	77	180	
5	1242	WD DECK A	0	100	0	0	590.00	SF	10.00	10.00	100	1998	1998	3	20	1,180	
6	0351	CARPORT MT	0	100	30	12	360.00	SF	10.00	10.00	100	1998	1998	3	20	720	
7	0351	CARPORT MT	0	100	30	26	780.00	SF	10.00	10.00	100	2016	2016	3	78	6,084	

LAND DESCRIPTION

TOTAL OB/XF 8,164

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							
2	000102	C	SFR/MH	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 10/24/2019 BY KWA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/02/2023 BY SYS

BLOCK 2 LOTS 15 & 16
BIG OAK PB 5/357
R583376 & R583377

FELDER THOMAS W JR
P O BOX 760
YULEE, FL 32041

2023

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

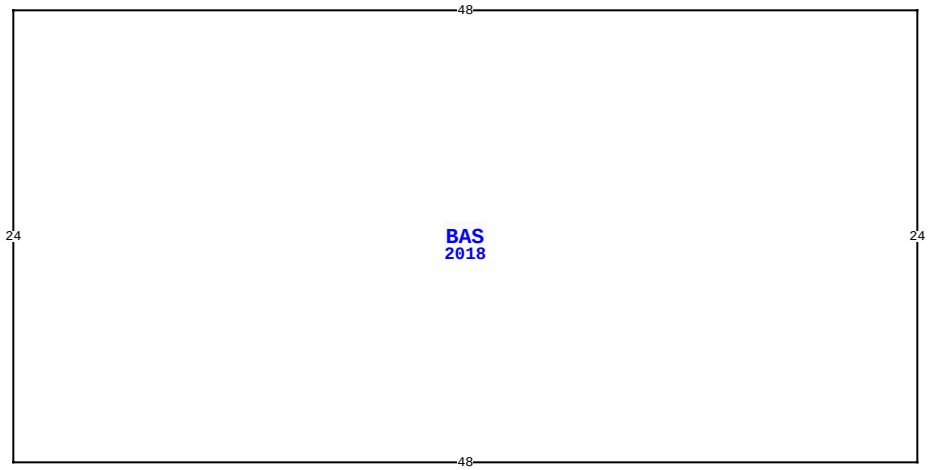
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	15,041
TOTALS	1,152		1,152	15,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,152	62.1690	21.76	25,068	1998	1998	0	0	0	40.00	60.00

2 GARAGE RES – 100% - 1995 Heated Area: 1152 HX Base Yr 1995



95161 RAINTREE LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		89,843
TOTAL MARKET OB/XF VALUE		8,164
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		268,007
SOH/AGL Deduction		128,719
ASSESSED VALUE		139,288
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		84,288
TOTAL JUST VALUE		268,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0730/1942	6/06/1995	WD	Q	V		15,200
GRANTOR: SHEFFIELD WILLIAM F						
GRANTEE: FELDER THOMAS W JR						
0716/1375	10/24/1994	WD	Q	V		14,900
GRANTOR: SHEFFIELD WILLIAM F						
GRANTEE: FELDER THOMAS JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W48 S24 E48 N24$.

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

REVIEW DATE 10/24/2019 BY KWA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/02/2023 BY SYS