BLOCK 2 LOT 17 IN OR 706/1031
BIG OAK PB 5/357

WEST WILLIAM F/WEST DIANA M
95215 RAINTREE LN
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0150-0002-0170

BUILDING CHARACTERISTICS

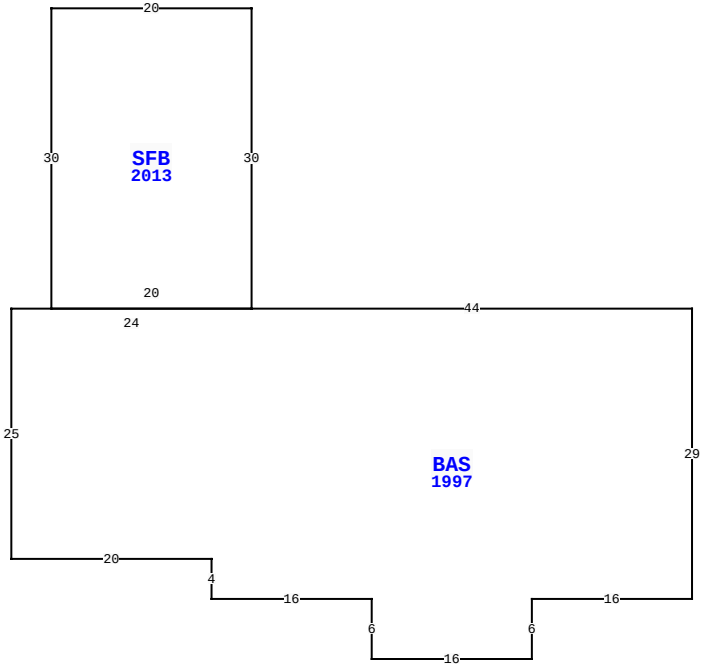
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,988	100	1,988	197,267
SFB	600	80	480	47,630
TOTALS	2,588		2,468	244,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,468	94.9536	112.76	278,292	1986	1997	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 1998 Heated Area: 2468 HX Base Yr 1998



95215 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		244,897
TOTAL MARKET OB/XF VALUE		72,323
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		402,220
SOH/AGL Deduction		220,761
ASSESSED VALUE		181,459
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		131,459
TOTAL JUST VALUE		402,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704690	GARAGE	13,707	05/01/2017
B1700477	WINDOW/DOORS	1,175	03/01/2017
B1428515	40X60 STRG	40,781	03/01/2014
962619	NEW CONSTR	0	07/16/1996
94-01220	HOUSEMVING	10,000	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0706/1031	6/08/1994	WD	Q	V		17,500

GRANTOR: SHEFFIELD WILLIAM F

GRANTEE: WEST WILLIAM F & DI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W44 SFB=[YR=2013] N30 W20 S30 E20$ W24 S25 E20 S4 E16 S6 E16 N6 E16 N29$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	100	1997	1997	3	75	390	
3	0510	GARAGE WD-	0	100	60	40	2,400.00	SF	35.00	35.00	100	2014	2014	3	78	65,520	
4	0811	CONCRETE B	0	100	0	0	860.00	SF	5.20	5.20	100	2000	2000	3	80	3,578	

LAND DESCRIPTION

TOTAL OB/XF 72,323

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	000100	C	SFR	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 01/30/2018 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS