

TRACT 1 (EX S-1)  
IN OR 1152/1326  
RAINBOW ACRES SUB UNR PLAT

DAVIS MICHAEL L & SHARON R  
95574 ARBOR LANE  
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0001-0000



| BUILDING CHARACTERISTICS |     |
|--------------------------|-----|
| ELEMENT                  | CD  |
| Exterior Wall            | 05  |
| Roof Structur            | 03  |
| Roof Cover               | 03  |
| Interior Wall            | 05  |
| Interior Floo            | 14  |
| Interior Floo            | 08  |
| Air Condition            | 03  |
| Heating Type             | 04  |
| Bedrooms                 | 2   |
| Bathrooms                | 1.5 |
| Frame                    | 02  |
| Stories                  | 1.  |
| Units                    | 0   |
| BUD8 Adjustme            | 04  |
| Occupancy                | 00  |

|                  |         |
|------------------|---------|
| Quality          | 05      |
| DOR CODE         | 0100    |
| MAP NUM          |         |
| NEIGHBORHOOD/LOC | 4006.00 |

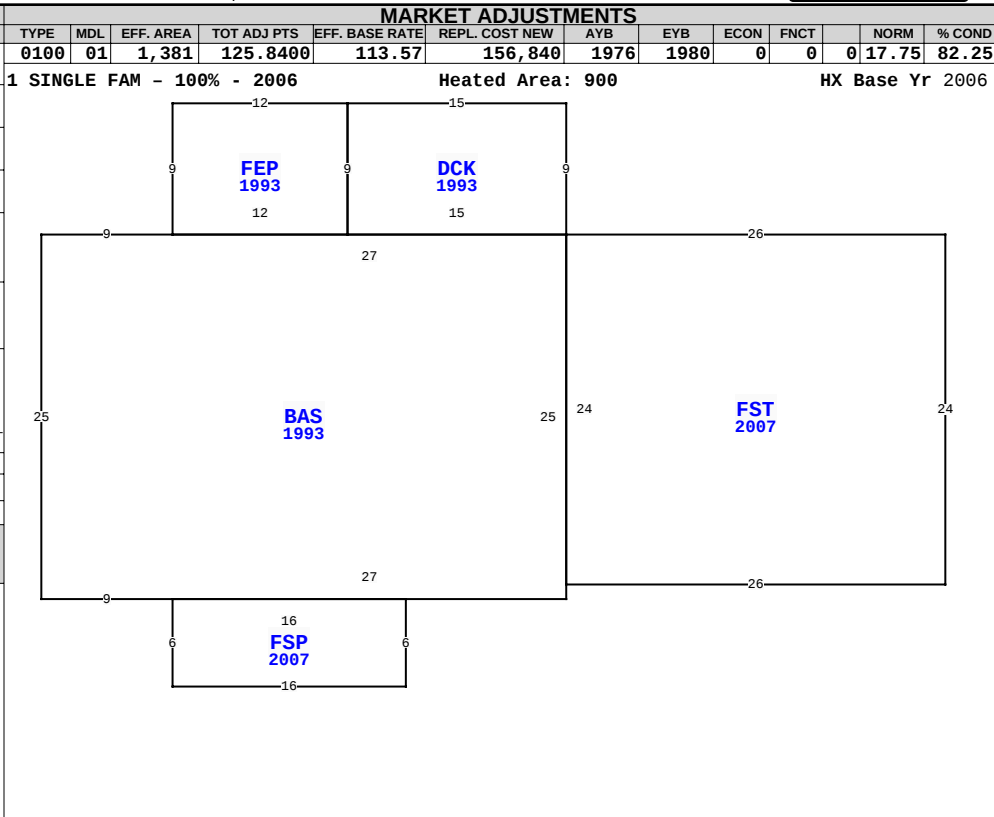
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 900              | 100         | 900          | 84,070               |
| DCK       | 135              | 10          | 14           | 1,308                |
| FEP       | 108              | 80          | 86           | 8,033                |
| FSP       | 96               | 40          | 38           | 3,550                |
| FST       | 624              | 55          | 343          | 32,040               |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 1,863 | 1,381 | 129,001 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 3  | 36 | 108.00   | SF | 6.50     |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 213.00   | SF | 6.50     |
| 4              | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 1,946.00 | SF | 5.20     |
| 5              | 0201       | BARN WD 10  | 0   | 100 | 40 | 30 | 1,200.00 | SF | 12.24    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000115   | C   | SFR ACRES            | 100 |     | OR       | 0.00  | 0.00  | 1.36        |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 03/29/2019 | BY | KW |
|-------------|------------|----|----|



|                                  |          |           |            |     |
|----------------------------------|----------|-----------|------------|-----|
| 95574 ARBOR LN, FERNANDINA BEACH | BLD DATE | LGL DATE  | 05/30/2023 | MLU |
|                                  | XF DATE  | LAND DATE |            |     |
|                                  | INC DATE | AG DATE   |            |     |

| 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 |
|-----|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1976    | 1976        | 3 | 40     | 1,400           |       |
| 2   | 0810       | CONCRETE A  | 0   | 100 | 3  | 36 | 108.00   | SF | 6.50     | 6.50           | 100       | 1987    | 1987        | 3 | 54.5   | 383             |       |
| 3   | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 213.00   | SF | 6.50     | 6.50           | 100       | 1988    | 1988        | 3 | 57     | 789             |       |
| 4   | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 1,946.00 | SF | 5.20     | 5.20           | 100       | 1990    | 1990        | 3 | 62     | 6,274           |       |
| 5   | 0201       | BARN WD 10  | 0   | 100 | 40 | 30 | 1,200.00 | SF | 12.24    | 12.24          | 100       | 1996    | 1996        | 3 | 25     | 3,672           |       |

| TOTAL OB/XF |          |       |       |             |           |     |          |        |         |            |                |            | 12,518 |  |  |
|-------------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|--------|--|--|
| R D         | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |        |  |  |
|             | OR       | 0.00  | 0.00  | 1.36        | AC        |     | 1.00     | 1.00   | 1.00    | 75,000.00  | 75,000.00      | 102,000    |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |

|                   |                           |           |                 |                 |
|-------------------|---------------------------|-----------|-----------------|-----------------|
| Total Acres: 1.36 | Total Land Value: 102,000 | Market: 0 | Agricultural: 0 | Common: 102,000 |
|-------------------|---------------------------|-----------|-----------------|-----------------|

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1  | 4 |
|---------------------------|--|--------------|---|
| VALUATION SUMMARY         |  |              |   |
| VALUATION BY              |  | STANDARD     |   |
| Tax Group: 4              |  | Tax Dist:    |   |
| BUILDING MARKET VALUE     |  | 129,001      |   |
| TOTAL MARKET OB/XF VALUE  |  | 12,518       |   |
| TOTAL LAND VALUE - MARKET |  | 102,000      |   |
| TOTAL MARKET VALUE        |  | 243,519      |   |
| SOH/AGL Deduction         |  | 129,779      |   |
| ASSESSED VALUE            |  | 113,740      |   |
| TOTAL EXEMPTION VALUE     |  | HX HB 50,000 |   |
| BASE TAXABLE VALUE        |  | 63,740       |   |
| TOTAL JUST VALUE          |  | 243,519      |   |
| NCON VALUE                |  | 0            |   |
| INCOME VALUE              |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  | 182,627      |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B1800581   | REPAIR/RRF  | 11,590 | 01/01/2018 |
| 4637       | GARAGE      | 9,908  | 02/01/1988 |
| 4780       | NEW CONSTR  | 700    | 02/01/1988 |

| SALES DATA                    |           |              |        |        |           |               |  |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1152/1326                     | 7/11/2003 | WD           | Q      | I      |           | 122,000       |  |
| GRANTOR:HAYES CLAUDE III & KA |           |              |        |        |           |               |  |
| GRANTEE:DAVIS MICHAEL L & S   |           |              |        |        |           |               |  |
| 0846/1487                     | 8/28/1998 | WD           | Q      | I      |           | 90,000        |  |
| GRANTOR:MCCALL OTTIS W JR     |           |              |        |        |           |               |  |
| GRANTEE:HAYES CLAUDE III &    |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                              |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FST=[YR=2007] W26 DCK=[YR=1993] N9 W15 FEP=[YR=1993] W12 S9 BAS=[YR=1993] W9 S25 E9 FSP=[YR=2007] S6 E16 N6 W16\$ E27 N25 W27\$ E12 N9\$ S9 E15\$ S24 E26 N24\$. |  |  |  |  |  |  |  |  |  |