LOTS A B & C
IN OR 889/1598
RAINBOW ACRES SUB UNR PLAT

PEACOCK CLADDIE W TRUST/PEACOCK CLADDIE W TRUSTEE
95383 NASSAU RIVER ROAD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-000A-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

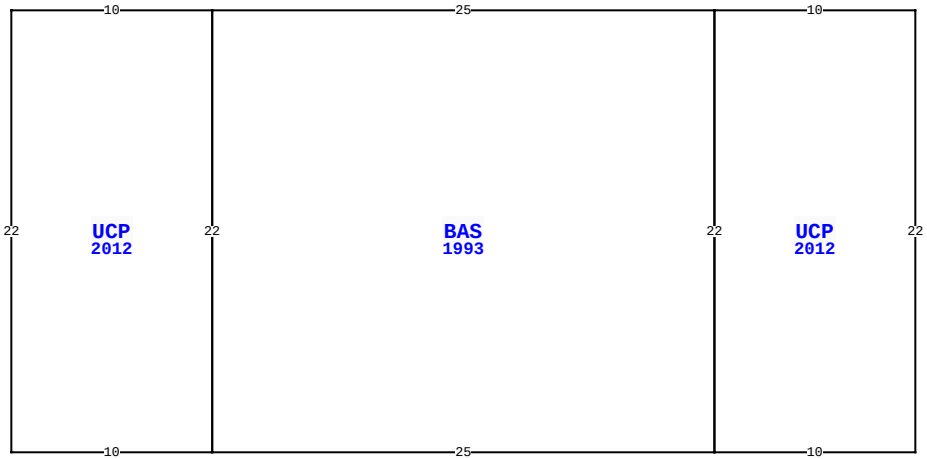
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	550	100	550	6,672
UCP	220	20	44	534
UCP	220	20	44	534
TOTALS	990		638	7,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	638	69.3000	24.26	15,478	1980	1980	0	0	0	50.00	50.00

1 GARAGE RES – 0% - 0 Heated Area: 550 HX Base Yr



95383 NASSAU RIVER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	7,739
TOTAL MARKET OB/XF VALUE	19,094
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	71,833
SOH/AGL Deduction	9,217
ASSESSED VALUE	62,616
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,616
TOTAL JUST VALUE	71,833
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R12528	REPAIR/RRF	500	01/01/2011
B24200	ADDITION	46,392	12/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0889/1598	7/02/1999	QC	U	I	01	100
GRANTOR: PEACOCK RONALD L						
GRANTEE: PEACOCK CLADDIE W T						
0400/0420	9/01/1983	WD	Q	I		11,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2012] S22 E10 N22W10$ BAS=[YR=1993] W25UCP=[YR=2012] W10 S22 E10 N22$ S22 E25 N22$.

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	0681	POLE SHED	0	0	26	48	1,248.00	SF	22.50	22.50	100	2011	2011	3	68	19,094	

LAND DESCRIPTION

TOTAL OB/XF 19,094

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	0		RS-1	325.00	112.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/27/2017 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS