

LOTS 10 & 11
IN OR 2646/1806
RAINBOW ACRES SUB UNR PLAT

CORBITT MAXINE/HALL SARAH ET AL
95149 RAINBOW ACRES RD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	52,985
TOTALS	1,404		1,404	52,985

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
3	1243	WD DECK F	0	0	10	10	100.00	SF	8.00	8.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	4.26	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,404	117.2000	82.04	115,184	1999	1999	0	0	54.00	46.00
1 M/H 94+ - 0% - 0											
Heated Area: 1404											
HX Base Yr											
BAS 1999											

BLD DATE		04/09/2015	KK	LGL DATE	05/30/2023	MI U
YE DATE				LAND DATE		

BUILDING NOTES											
BAS=[YR=1999] W54 S26 E54 N26\$.											

BUILDING DIMENSIONS											
BAS=[YR=1999] W54 S26 E54 N26\$.											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 3
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											64,443
TOTAL MARKET OB/XF VALUE											1,840
TOTAL LAND VALUE - MARKET											271,575
TOTAL MARKET VALUE											337,858
SOH/AGL Deduction											126,600
ASSESSED VALUE											211,258
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											211,258
TOTAL JUST VALUE											337,858
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											229,321

CORBITT MAXINE/HALL SARAH ET AL
95149 RAINBOW ACRES RD
FERNANDINA BEACH, FL 32034

44-2N-28-5210-0010-0000

[illegible]

CORBITT MAXINE/HALL SARAH ET AL
95149 RAINBOW ACRES RD
FERNANDINA BEACH, FL 32034

44-2N-28-5210-0010-0000

[illegible]