

LOTS 12 & 13 R359417
PT OF OR 103/454
ESMTS OR 312/203 & 204 &

SHEPHERD JOYCE CARTER
95231 RAINBOW ACRES ROAD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	4	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,518	100	1,518	120,841
FOP	18	30	5	398

TOTALS	1,536	1,523	121,240
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0511	GARAGE CB-	0 100	8	9	72.00	SF	26.80	26.80	100	1975
3	0511	GARAGE CB-	0 100	12	20	240.00	SF	26.80	26.80	100	1975
9	0511	GARAGE CB-	0 100	24	26	624.00	SF	40.00	40.00	100	1994

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.00	AC	1.00

REVIEW DATE 03/19/2019 BY KW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,523	106.5900	96.20	146,513	1982	1982	0	0	17.25	82.75
1 SINGLE FAM - 100% - 0 Heated Area: 1518 HX Base Yr											
95231 RAINBOW ACRES RD, FERNANDINA BEACH											
BLD DATE XE DATE INC DATE LGL DATE LAND DATE AG DATE 05/30/2023 MLU											

TOTAL OB/XF											
19,730											

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19,730											

Total Acres: 3.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		121,240	
TOTAL MARKET OB/XF VALUE		19,730	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		365,970	
SOH/AGL Deduction		230,948	
ASSESSED VALUE		135,022	
TOTAL EXEMPTION VALUE		135,022	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		365,970	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		259,649	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802332	REPAIR/RRF	4,000	03/01/2018
982199	MH MOVE-ON	0	05/01/1998
8670	MH MOVE-ON	200	09/06/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0294/0755	7/01/1979	FS	U	I		100	
GRANTOR:							
GRANTEE:							
0103/0454	1/01/1970	WD	Q	V		6,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W64 S24 E14 FOP=[YR=1993] E6 N3 W6 S3 \$ N3 E6 S3 E44 N24 \$.							

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