S-1 OF LOT 12 IN OR 943/961
2001 HOMES OF MERIT DW/MH
RAINBOW ACRES SUB UNR PLAT

MCCORMICK LISA M
95211 RAINBOW ACRES RD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0012-0010

NASSAU COUNTY PROPERTY

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

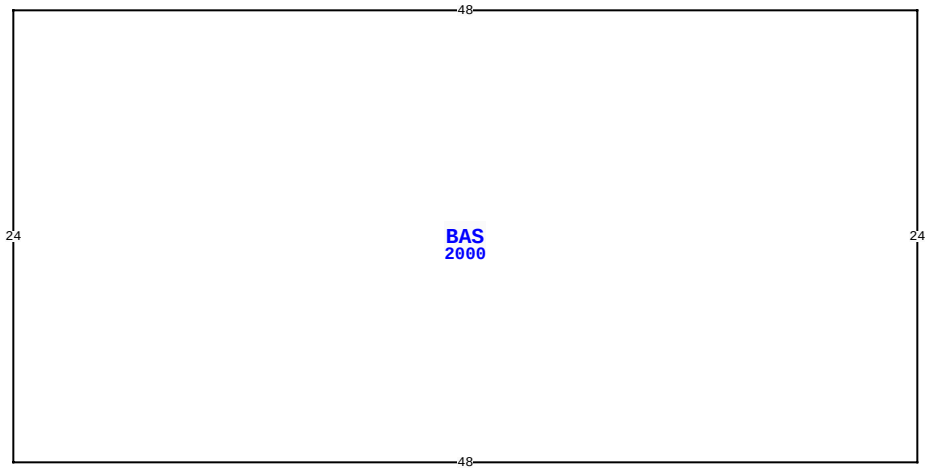
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	45,365
TOTALS	1,152		1,152	45,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	117.2000	82.04	94,510	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2002 Heated Area: 1152 HX Base Yr 2002



95211 RAINBOW ACRES 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		45,365
TOTAL MARKET OB/XF VALUE		307
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		120,672
SOH/AGL Deduction		73,848
ASSESSED VALUE		46,824
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,824
TOTAL JUST VALUE		120,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0943/0961	8/04/2000	DG	U	V	01	100

GRANTOR: SHEPHERD EDWARD & JOY
GRANTEE: MCCORMICK LISA M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W48 S24 E48 N24 $.

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	1243	WD DECK F	0	100	8	8	64.00	SF	8.00	8.00	100	2012	2012	3	60	307	

LAND DESCRIPTION

TOTAL OB/XF 307

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	000102	C	SFR/MH	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 03/15/2019 BY KWA Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS