TRACT 14 R567703 & R567704
IN OR 1613/574
RAINBOW ACRES SUB UNR PLAT

BURKHART HOWARD J & RUTH
95265 RAINBOW ACRES RD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

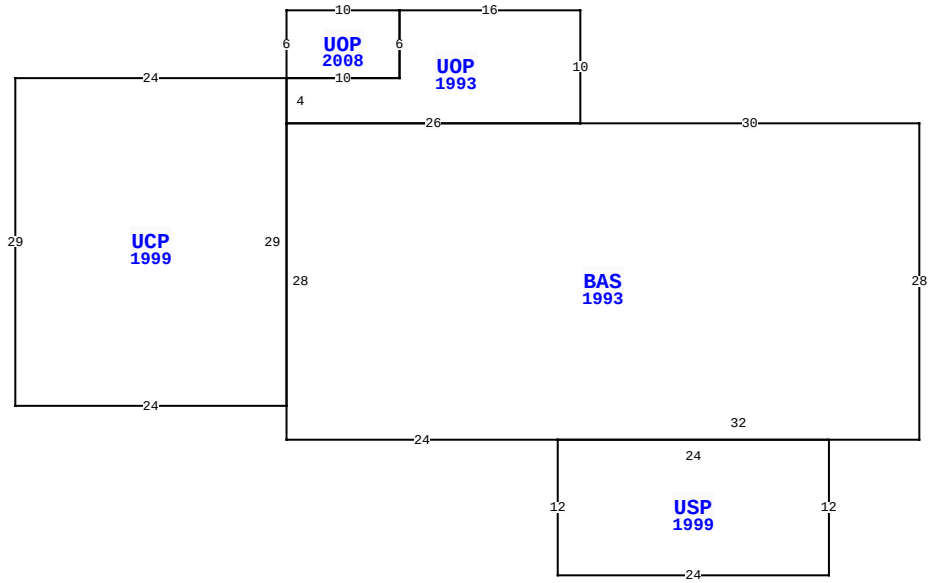
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 80
Roof Cover	03	COMP SHNGL 20
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,568	100	1,568	41,033
UCP	696	20	139	3,638
UOP	200	25	50	1,309
UOP	60	25	15	392
USP	288	50	144	3,768
TOTALS	2,812		1,916	50,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,916	134.2000	87.23	167,133	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1568 HX Base Yr



95265 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		50,140
TOTAL MARKET OB/XF VALUE		16,272
TOTAL LAND VALUE - MARKET		178,125
TOTAL MARKET VALUE		244,537
SOH/AGL Deduction		155,153
ASSESSED VALUE		89,384
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		39,384
TOTAL JUST VALUE		244,537
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801748	REPAIR/RRF	9,000	02/01/2018
E007061	CHNGE SRVC	0	06/01/2000
991725	REPAIR/RRF	8,400	05/01/1999
5912	CHNGE SRVC	0	05/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1613/0574	4/02/2009	QC	U	I	11	100
GRANTOR: BURKHART HOWARD J & R						
GRANTEE: DAVIS PEGGY LEE ETA						
0668/0918	10/16/1992	WD	U	I	07	100
GRANTOR: CRANE WILLIAM A JR						
GRANTEE: BURKHART HOWARD & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 UOP=[YR=1993] N10 W16 UOP=[YR=2008] W10 S6 E10 N6$ S6 W10 UCP=[YR=1999] W24 S29 E24 N29$ S4 E26$ W26 S28 E24 USP=[YR=1999] S12 E24 N12 W24$ E32 N28$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
3	0201	BARN WD 10	0	100	45	40	1,800.00	SF	17.00	17.00	100	1995	1995	3	24	7,344	
4	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1995	1995	3	20	1,152	
5	0940	SHEDS/PORT	0	100	12	22	264.00	SF	18.00	18.00	100	1970	1970	3	20	950	
6	0681	POLE SHED	0	100	24	22	528.00	SF	15.00	15.00	100	1980	1980	3	20	1,584	
7	0681	POLE SHED	0	100	18	12	216.00	SF	15.00	15.00	100	1997	1997	3	26	842	
8	1242	WD DECK A	0	100	20	16	320.00	SF	10.00	10.00	100	1997	1997	3	20	640	
9	0300	BOAT DCK W	0	100	20	3	60.00	SF	10.00	10.00	100	2013	2013	3	75	450	
10	0300	BOAT DCK W	0	100	12	8	96.00	SF	10.00	10.00	100	2013	2013	3	75	720	

LAND DESCRIPTION

TOTAL OB/XF 16,272

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	0006	OR	0.00	0.00	2.50	AC		1.00	1.00	0.95	75,000.00	71,250.00	178,125							

REVIEW DATE 04/01/2019 BY KWA Total Acres: 2.50 Total Land Value: 178,125 Market: 0 Agricultural: 0 Common: 178,125 PRINTED 08/02/2023 BY SYS