

TRACT 16
IN OR 2179/534
RAINBOW ACRES SUB UNR PLAT

HUNDLEY CONWAY C L/E/
95321 RAINBOW ACRES RD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	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

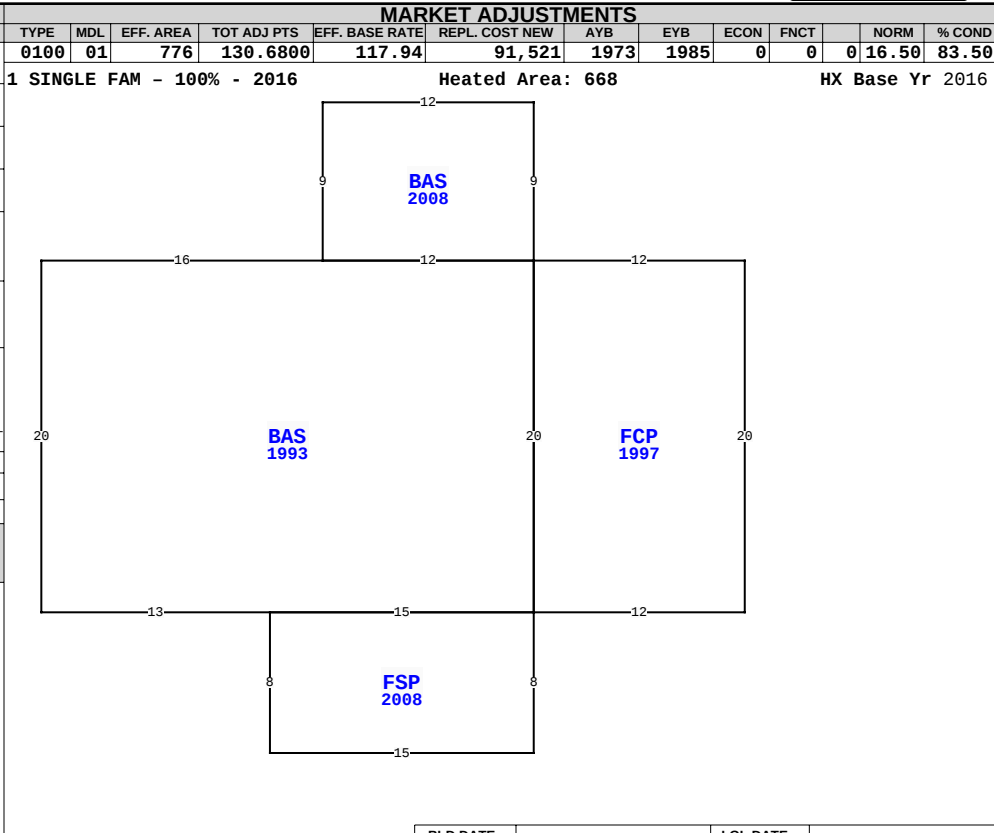
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100	560	55,148
BAS	108	100	108	10,636
FCP	240	25	60	5,908
FSP	120	40	48	4,727

TOTALS 1,028 776 76,420

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	18	28	504.00	SF	20.10	20.10	100	1975
2	0680	POLE SHED	0 100	8	28	224.00	SF	10.00	10.00	100	1981
3	0810	CONCRETE A	0 100	0	0	560.00	SF	6.50	6.50	100	1973
4	0812	CONCRETE C	0 100	0	0	2,438.00	SF	4.00	4.00	100	1991
5	0511	GARAGE CB-	0 100	24	26	624.00	SF	40.00	40.00	100	1991

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	0006	OR	0.00	0.00	2.65	AC	1.00

REVIEW DATE 09/19/2016 BY KW



95321 RAINBOW ACRES RD, FERNANDINA BEACH

TOTAL OB/XF											
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Total Acres: 2.65 Total Land Value: 159,000 Market: 0 Agricultural: 0 Common: 159,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	76,420		
TOTAL MARKET OB/XF VALUE	25,599		
TOTAL LAND VALUE - MARKET	159,000		
TOTAL MARKET VALUE	261,019		
SOH/AGL Deduction	177,373		
ASSESSED VALUE	83,646		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	33,646		
TOTAL JUST VALUE	261,019		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	180,520		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7388	NEW CONSTR	2,200	05/07/1991
7145	GARAGE	6,675	04/10/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2179/0534	2/19/2018	QC U	I	11		100	
GRANTOR: HUNDLEY CONWAY C							
GRANTEE: HUNDLEY SHANE C							
1970/1572	3/19/2015	WD Q	I	01		113,500	
GRANTOR: BEAZLEY DANIEL H							
GRANTEE: HUNDLEY CONWAY C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=1997] W12 BAS=[YR=2008] N9 W12 S9 BAS=[YR=1993] W16 S20 E13 FSP=[YR=2008] S8 E15 N8 W15\$ E15 N20 W12\$ E12\$ S20 E12 N20\$.											

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