

LOTS 24 & 25 IN OR 89/714 (EX
UTIL ESMT IN OR 1757/173 &
EX PT IN OR 1763/481)

CHAPMAN RICHARD J
95605 RAINBOW ACRES ROAD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

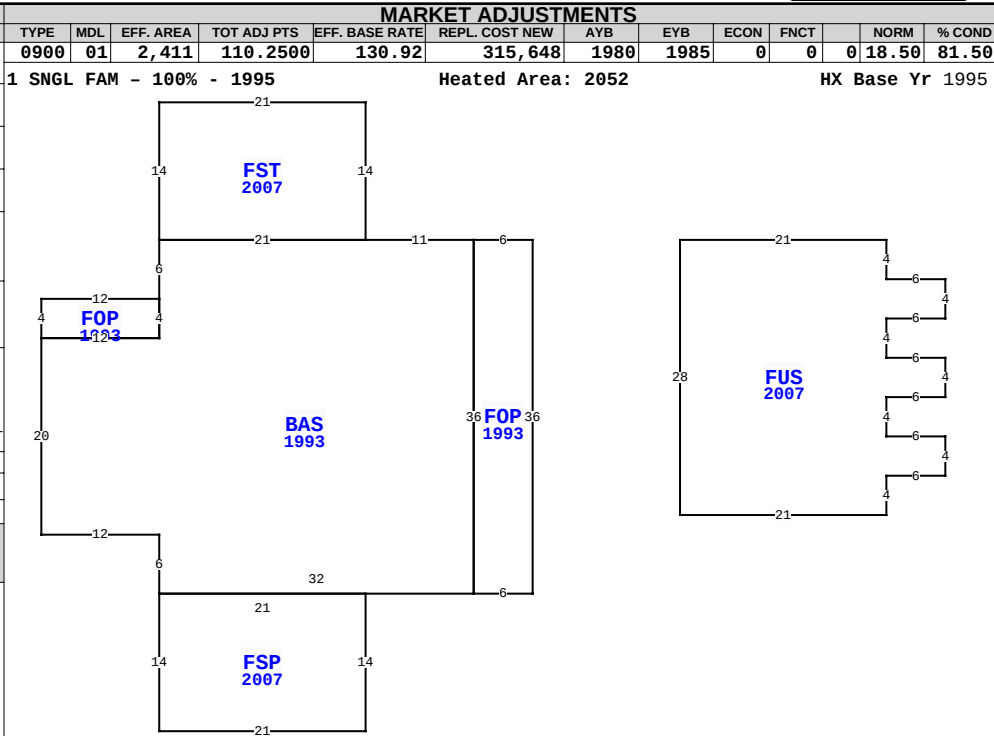
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	1,392	148,526
FOP	48	30	14	1,494
FOP	216	30	65	6,936
FSP	294	40	118	12,591
FST	294	55	162	17,285
FUS	660	100	660	70,422

TOTALS	2,904		2,411	257,253
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0940	SHEDS/PORT	0 100	10	12	120.00	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	8.98



95605 RAINBOW ACRES RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
2,435									

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2,435									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		257,253	
TOTAL MARKET OB/XF VALUE		2,435	
TOTAL LAND VALUE - MARKET		538,800	
TOTAL MARKET VALUE		798,488	
SOH/AGL Deduction		588,895	
ASSESSED VALUE		209,593	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		154,593	
TOTAL JUST VALUE		798,488	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		555,781	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0089/0714	1/01/1969	TA	U	V	
GRANTOR:					SALE PRICE
GRANTEE:					5,700

BUILDING NOTES					

BUILDING DIMENSIONS					
FOP=[YR=1993] W6 BAS=[YR=1993] W11 FST=[YR=2007] N14 W21 S14 E21\$ W21 S6 FOP=[YR=1993] W12 S4 E12 N4\$ S4 W12 S20 E12 S6 FSP=[YR=2007] S14 E21 N14 W21\$ E32 N36\$ S36 E6 N36\$ PTR=E15 FUS=[YR=2007] E21 S4 E6 S4 W6 S4 E6 S4 W6 S4 E6 S4 W6 S4 W21 N28\$ W15\$.					