

PT OF LOT 25 IN OR 1763/481  
RAINBOW ACRES SUB UNR PLAT  
{2012 JACB DW/MH}

DEETLLEFS WENDY  
95577 RAINBOW ACRES RD  
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0025-0010



| 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            |                  | 14          | CARPET 70        |                      |
| Interior Floo            |                  | 08          | SHT VINYL 30     |                      |
| Air Condition            |                  | 03          | CENTRAL 100      |                      |
| Heating Type             |                  | 04          | AIR DUCTED 100   |                      |
| Bedrooms                 |                  |             | 2 100            |                      |
| Bathrooms                |                  |             | 2 100            |                      |
| Frame                    |                  |             | N/A 100          |                      |
| Stories                  |                  | 0           | 0 100            |                      |
| Units                    |                  |             | 0 100            |                      |
|                          |                  |             |                  |                      |
| Quality                  |                  | 06          | Quality Level 06 |                      |
| 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                      | 1,798            | 100         | 1,798            | 132,631              |
|                          |                  |             |                  |                      |
| TOTALS                   | 1,798            |             | 1,798            | 132,631              |

| MARKET ADJUSTMENTS                                                                                                                                                               |     |           |             |                |                |      |      |      |      |        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|--------|
| TYPE                                                                                                                                                                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | % COND |
| 0800                                                                                                                                                                             | 02  | 1,798     | 150.5400    | 105.38         | 189,473        | 2011 | 2011 | 0    | 0    | 30.00  |
| 1 M/H 94+ - 100% - 2012                                                                                                                                                          |     |           |             |                |                |      |      |      |      |        |
| Heated Area: 1798                                                                                                                                                                |     |           |             |                |                |      |      |      |      |        |
| HX Base Yr 2012                                                                                                                                                                  |     |           |             |                |                |      |      |      |      |        |
| <div><div><div>43</div><div>2.9</div><div>13</div><div>6</div><div>2.9</div><div>12</div><div>2.9</div><div>7</div><div>58</div><div>31</div></div><div>BAS<br/>2011</div></div> |     |           |             |                |                |      |      |      |      |        |

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/30/2023 |

MLU