TRACT 26
RAINBOW ACRES SUB UNR PLAT
IN OR 2424/564

WILLIAMS JAMES & ZONYA L/E/
95606 RAINBOW ACRES
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0026-0000

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	08	SHT VINYL 100
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

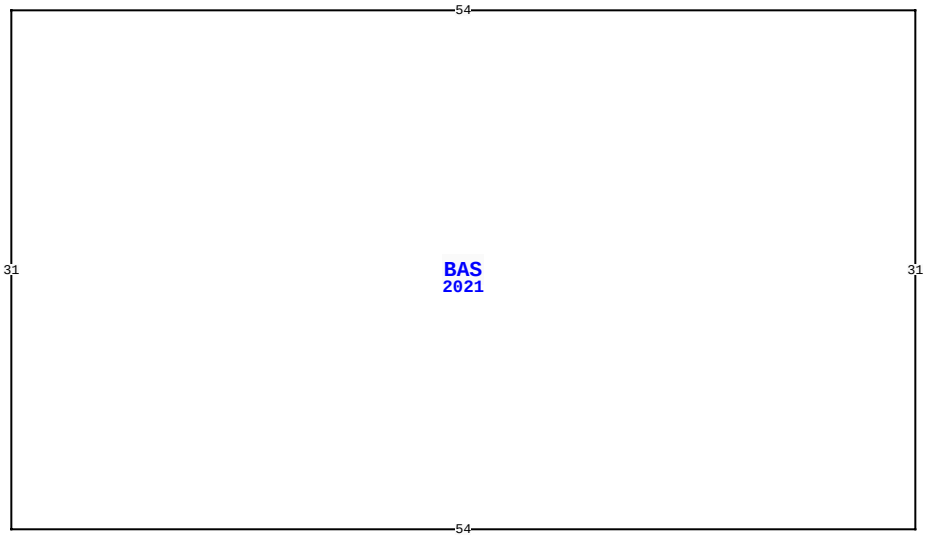
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1,674	139,746
TOTALS	1,674		1,674	139,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,674	111.3000	83.48	139,746	2021	2021	0	0	0	0.00	100.00

1 SFR MODULR – 100% - 2022 Heated Area: 1674 HX Base Yr 2022



95606 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		150,705
TOTAL MARKET OB/XF VALUE		8,776
TOTAL LAND VALUE - MARKET		95,175
TOTAL MARKET VALUE		254,656
SOH/AGL Deduction		129,245
ASSESSED VALUE		125,411
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		75,411
TOTAL JUST VALUE		254,656
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2110736	GARAGE	25,640	08/16/2021
B2011646	CO ISSUED	0	01/27/2021
B2011646	MODULAR HM	0	11/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2622/1730	3/02/2023	LE	U	I	11	100
GRANTOR: WILLIAMS JAMES & ZONY						
GRANTEE: WILLIAMS HUDSON						
2424/0564	1/08/2021	WD	U	V	30	25,000
GRANTOR: WILLIAMS JAMES & ZONY						
GRANTEE: WILLIAMS JAMES & ZO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W54 S31 E54 N31$.

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	0812	CONCRETE C	0	100	0	0	2,194.00	SF	4.00	4.00	100	2021	2021	3	100	8,776	

LAND DESCRIPTION

TOTAL OB/XF 8,776

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.41	AC		1.00	1.00	0.90	75,000.00	67,500.00	95,175							

REVIEW DATE 07/25/2222 BY KWA Total Acres: 1.41 Total Land Value: 95,175 Market: 0 Agricultural: 0 Common: 95,175 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

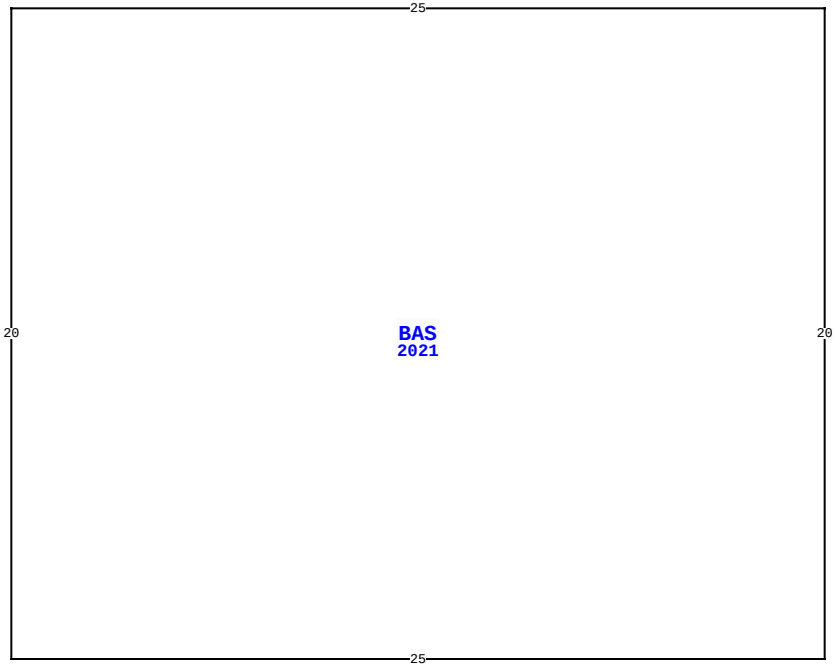
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100	500	10,959
TOTALS	500		500	10,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	500	63.2500	22.14	11,070	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2022 Heated Area: 500 HX Base Yr 2022



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W25 S20 E25 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/25/2222 BY KWA Total Acres: 1.41 Total Land Value: 95,175 Market: 0 Agricultural: 0 Common: 95,175 PRINTED 08/02/2023 BY SYS