LOT 36 & PRIVATE PARK TRACT
IN OR 435/484
RAINBOW ACRES SUB UNR PLAT

HARRIS FOSTER & MARGARET GAIL
95584 RAINBOW ACRES ROAD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

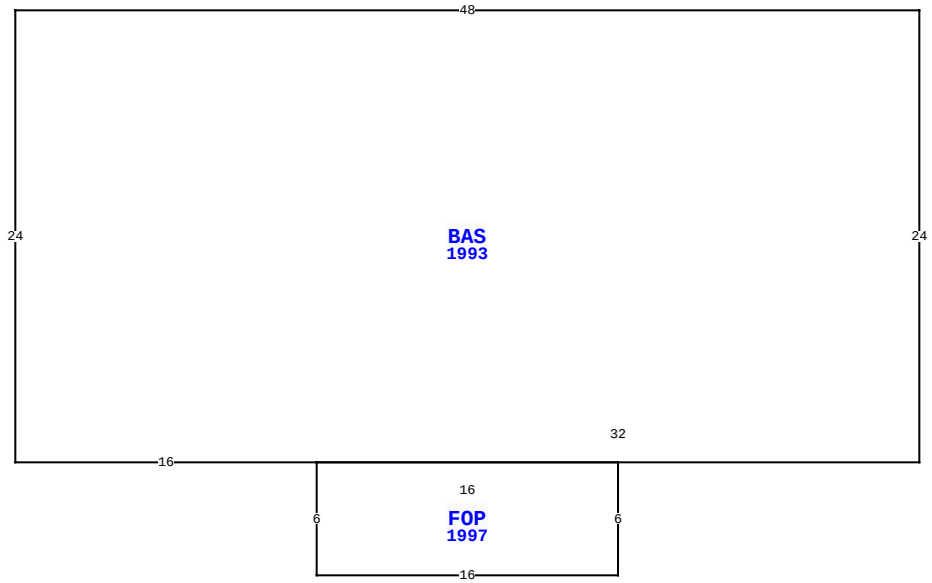
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	26,328
FOP	96	30	29	663
TOTALS	1,248		1,181	26,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,181	117.2000	76.18	89,969	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1988 Heated Area: 1152 HX Base Yr 1988



95584 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		26,991
TOTAL MARKET OB/XF VALUE		2,170
TOTAL LAND VALUE - MARKET		176,925
TOTAL MARKET VALUE		206,086
SOH/AGL Deduction		135,047
ASSESSED VALUE		71,039
TOTAL EXEMPTION VALUE	HX HB	46,039
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		206,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
970589	REPAIR/RRF	1,500	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0435/0484	10/01/1984	WD	Q	V		14,000
GRANTOR:						
GRANTEE:						
0270/0680	7/01/1978	WD	U	V		11,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E16 FOP=[YR=1997] S6 E16 N6 W16$ E32 N24$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 2,170

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		OR	0.00	0.00	3.37	AC		1.00	1.00	0.70	75,000.00	52,500.00	176,925							

REVIEW DATE 06/14/2017 BY KWX Total Acres: 3.37 Total Land Value: 176,925 Market: 0 Agricultural: 0 Common: 176,925 PRINTED 08/02/2023 BY SYS