

LOT 37
IN OR 2296/1806 & OR 2296/1122
RAINBOW ACRES SUB UNR PLAT

CONRAD BRENT C & TAMMY L
11312 SPRING TIDE WAY
JACKSONVILLE, FL 32256

2023

44-2N-28-5210-0037-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
Exterior Wall	05	AVERAGE 100	0100	01	1,530	119.9418	108.25	165,622	1979	1988	0	0	0	15.75	84.25	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023													Heated Area: 1376										
Roof Cover	12	MODULAR MT 100														HX Base Yr										
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 70																								
Interior Floo	11	CLAY TILE 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		2 100																								
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	1,184	100	1,184	107,982																						
BAS	192	100	192	17,511																						
FEP	192	80	154	14,045																						
TOTALS			1,568	1,530	139,537																					
EXTRA FEATURES			95476 RAINBOW ACRES RD, FERNANDINA BEACH																							
L N	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									
4	2701	QUONSET GD	0	0	0	0	1,600.00	SF	15.00	15.00	100	2001	2001	3	50	12,000										
5	0810	CONCRETE A	0	0	0	0	360.00	SF	6.50	6.50	100	2001	2001	3	82	1,919										
6	0810	CONCRETE A	0	0	0	0	546.00	SF	6.50	6.50	100	2013	2013	3	95	3,372										
TOTAL OB/XF 17,291																										
LAND DESCRIPTION			TOTAL OB/XF 17,291																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0006	OR	0.00	0.00	1.66	AC		1.00	1.00	1.00	75,000.00	75,000.00	124,500									
2	000115	C	SFR ACRES	0			0.00	0.00	1.29	AC		1.00	1.00	0.25	75,000.00	18,750.00	24,188									
REVIEW DATE 04/01/2019 BY KW Total Acres: 2.95 Total Land Value: 148,688 Market: 0 Agricultural: 0 Common: 148,688 PRINTED 08/02/2023 BY SYS																										