TRACT 39
IN OR 515 PG 1129
RAINBOW ACRES SUB UNR PLAT

HUGHES JAMES D
95394 RAINBOW ACRES ROAD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

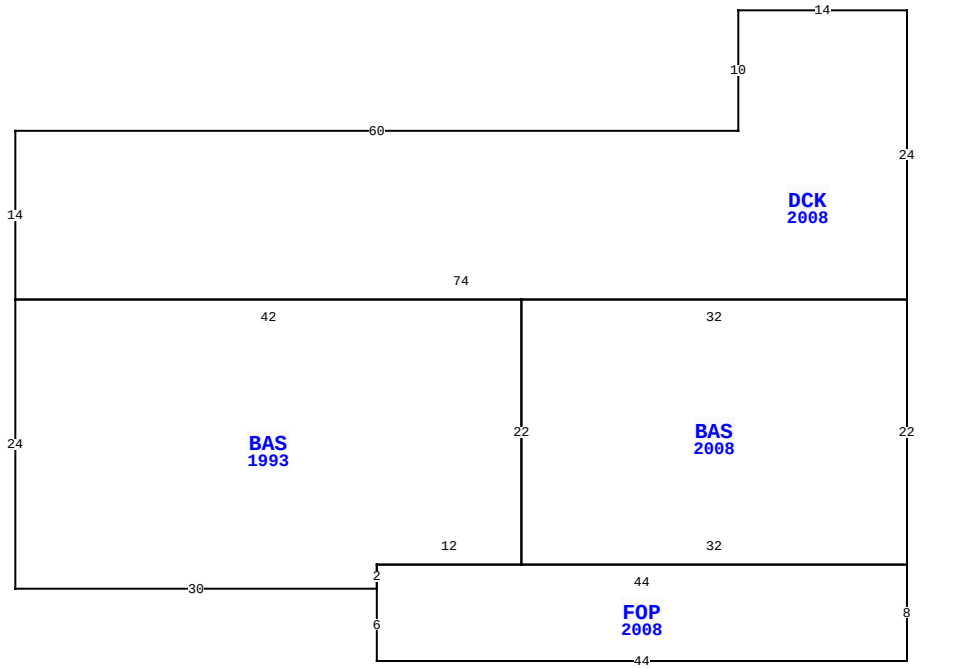
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	984	94,914
BAS	704	100	704	67,905
DCK	1,176	10	118	11,382
FOP	352	30	106	10,224
TOTALS	3,216		1,912	184,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,912	122.8430	110.87	211,983	1988	1995	0	0	0	13.00	87.00

1 SINGLE FAM – 100% - 1989 Heated Area: 1688 HX Base Yr 1989



95394 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		184,425
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		260,250
TOTAL MARKET VALUE		447,580
SOH/AGL Deduction		289,848
ASSESSED VALUE		157,732
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,732
TOTAL JUST VALUE		447,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3233	NEW CONSTR	0	10/10/1988
2756	H/AC	0	10/07/1988
5357	TEMP POLE	0	09/13/1988
5153	NEW CONSTR	57,904	09/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0515/1129	4/23/1987	WD	Q	V		20,000
GRANTOR: WILLIAMS JAMES E						
GRANTEE: HUGHES JAMES D						
0389/0794	6/01/1983	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2008] W14 S10 W60 S14 BAS=[YR=1993] S24 E30
FOP=[YR=2008] S6 E44 N8 BAS=[YR=2008] N22 W32 S22 E32$ W44
S2$ N2 E12 N22 W42$ E74 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	1998	1998	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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	0006	OR	0.00	0.00	3.47	AC		1.00	1.00	1.00	75,000.00	75,000.00	260,250							

REVIEW DATE 03/15/2019 BY KWA Total Acres: 3.47 Total Land Value: 260,250 Market: 0 Agricultural: 0 Common: 260,250 PRINTED 08/02/2023 BY SYS