TRACT 41 R497430
IN OR 882/224
R787428 & R787429

MOORE MELVIN K & KATHLEEN RAE
95264 RAINBOW ACRES ROAD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

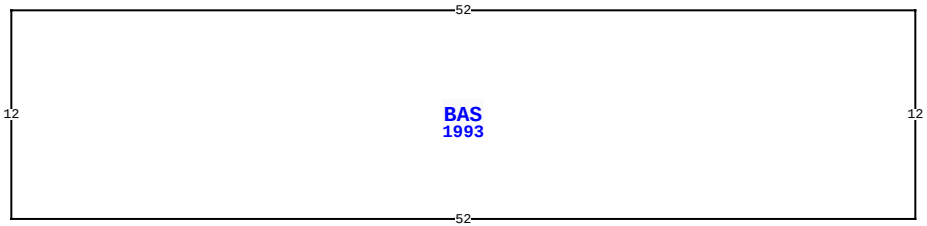
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	11,754
TOTALS	624		624	11,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	624	96.6000	62.79	39,181	1969	1969	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2000 Heated Area: 624 HX Base Yr 2000



95264 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		51,606
TOTAL MARKET OB/XF VALUE		7,191
TOTAL LAND VALUE - MARKET		287,250
TOTAL MARKET VALUE		346,047
SOH/AGL Deduction		229,186
ASSESSED VALUE		116,861
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		66,861
TOTAL JUST VALUE		346,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007059	GARAGE	11,550	04/01/2000
992743	MH MOVE-ON	0	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0882/0224	5/07/1999	WD	Q	I		55,000
GRANTOR: COOK GERALD L						
GRANTEE: MOORE MELVIN K & KA						
0652/0973	3/24/1992	QC	U	V	06	100
GRANTOR: COOK EDGAR & E						
GRANTEE: COOK GERALD L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S12 E52 N12$.

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	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	1999	1999	3	20	200	
2	1243	WD DECK F	0	100	8	4	32.00	SF	8.00	8.00	100	1999	1999	3	20	51	
3	0510	GARAGE WD-	0	100	22	22	484.00	SF	29.75	29.75	100	2000	2000	3	29	4,176	
4	0810	CONCRETE A	0	100	0	0	86.00	SF	6.50	6.50	100	2000	2000	3	80	447	
5	0752	USP	0	100	18	12	216.00	SF	15.00	15.00	100	2005	2005	3	44	1,426	
6	0351	CARPORT MT	0	100	20	22	440.00	SF	7.50	7.50	100	2005	2005	3	27	891	

LAND DESCRIPTION

TOTAL OB/XF 7,191

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	3.83	AC		1.00	1.00	1.00	75,000.00	75,000.00	287,250							

REVIEW DATE 06/15/2017 BY KWX Total Acres: 3.83 Total Land Value: 287,250 Market: 0 Agricultural: 0 Common: 287,250 PRINTED 08/02/2023 BY SYS

TRACT 41 R497430
IN OR 882/224
R787428 & R787429

MOORE MELVIN K & KATHLEEN RAE
95264 RAINBOW ACRES ROAD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0041-0000

BUILDING CHARACTERISTICS

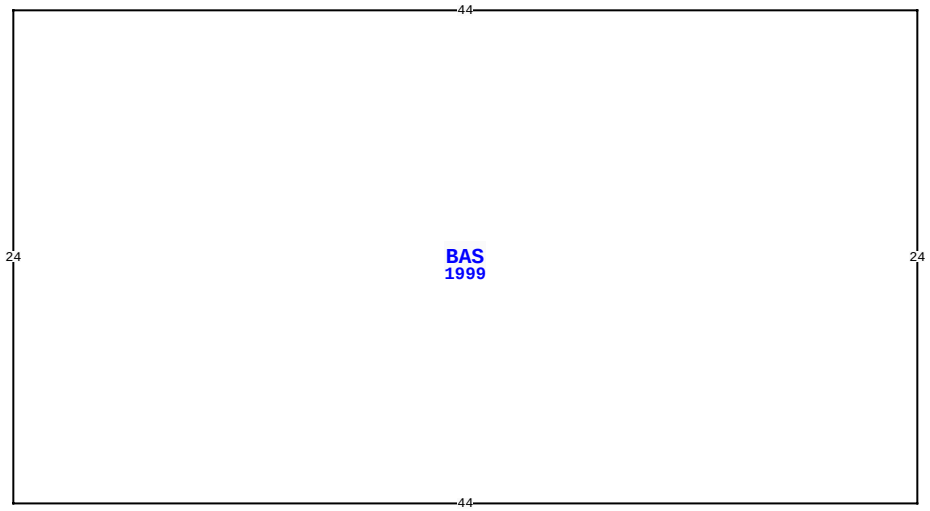
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,056	100	1,056	39,852
TOTALS	1,056		1,056	39,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,056	117.2000	82.04	86,634	1999	1999	0	0	0	54.00	46.00

2 M/H 94+ – 100% - 2000 Heated Area: 1056 HX Base Yr 2000



95264 RAINBOW ACRES RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		51,606
TOTAL MARKET OB/XF VALUE		7,191
TOTAL LAND VALUE - MARKET		287,250
TOTAL MARKET VALUE		346,047
SOH/AGL Deduction		229,186
ASSESSED VALUE		116,861
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		66,861
TOTAL JUST VALUE		346,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0882/0224	5/07/1999	WD	Q	I		55,000
GRANTOR: COOK GERALD L						
GRANTEE: MOORE MELVIN K & KA						
0652/0973	3/24/1992	QC	U	V	06	100
GRANTOR: COOK EDGAR & E						
GRANTEE: COOK GERALD L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W44 S24 E44 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/15/2017 BY KWX Total Acres: 3.83 Total Land Value: 287,250 Market: 0 Agricultural: 0 Common: 287,250 PRINTED 08/02/2023 BY SYS