

PT OF LOT 42
IN OR 2399/947
RAINBOW ACRES UNR

SINKU-DANIELS TAYLOR A/SINKU ELIZABETH
95166 RAINBOW ACRES RD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0042-0020



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	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

Quality	06	Quality Level 06
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	1,404	100	1,404	93,217
TOTALS	1,404		1,404	93,217

TOTALS		12,404	1,404	33,217		
EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	
1	1242	WD DECK A	0 100	10	7	
2	1242	WD DECK A	0 100	12	14	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000102	C	SFR/MH	100	

REVIEW DATE 06/15/2017 BY KW

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,404	148.2000	103.74	145,651	1998	2008	0	0	0	36.00	64.00	
1 M/H 94+ - 100% - 2021 Heated Area: 1404 HX Base Yr 2021													
BAS 1998													
95166 RAINBOW ACRES RD, FERNANDINA BEACH													
BLD DATE XE DATE INC DATE LGL DATE LAND DATE AG DATE 05/30/2023 MLU													

TOTAL OB/XF													
476													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		93,217	
TOTAL MARKET OB/XF VALUE		476	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		221,193	
SOH/AGL Deduction		65,938	
ASSESSED VALUE		155,255	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		105,255	
TOTAL JUST VALUE		221,193	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		154,139	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2399/0947	10/07/2020	WD	Q	I	01	174,000	
GRANTOR: EIBACH ARTHUR D II &							
GRANTEE: SINKU ELIZABETH & T							
1773/0711	12/23/2011	WD	U	I	12	82,300	
GRANTOR: 21ST MORTGAGE CORPORA							
GRANTEE: EIBACH ARTHUR D II							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1998] W52 S27 E52 N27\$.													