LOT 46 OR 181/383
RP 1891 & 1892
RAINBOW ACRES SUB UNR PLAT

THOMAS NANCY W
105 DAVIS STREET
ST MARYS, GA 31558

2023

44-2N-28-5210-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 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	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	01	Quality Level 01

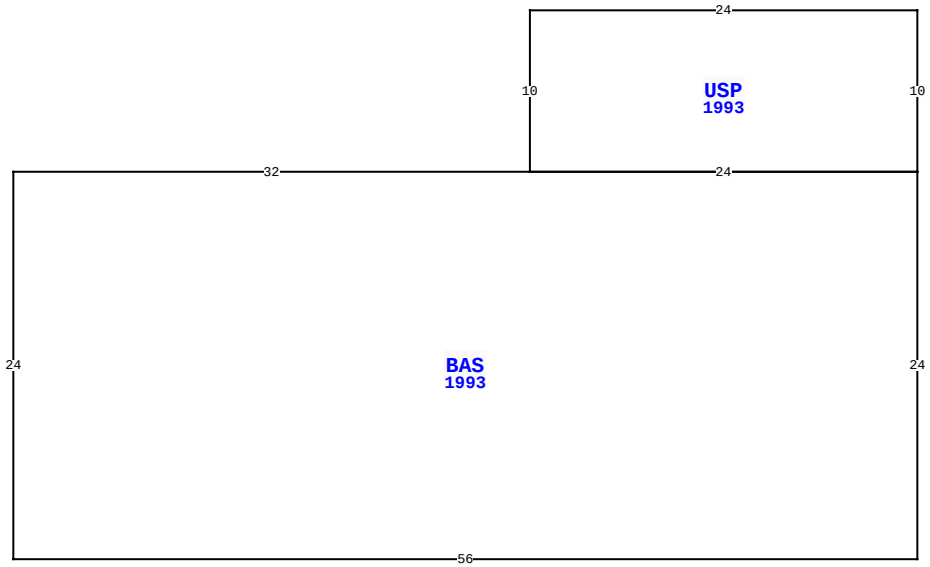
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	7,131
USP	240	50	120	637
TOTALS	1,584		1,464	7,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FD	NORM	% COND
0820	02	1,464	40.8100	26.53	38,840	1976	1976	0	0	25	70.00	20.00

1 M/H 93- – 100% - 2021 Heated Area: 1344 HX Base Yr 2021



95335 ALLIGATOR CREEK 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		7,768
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		187,500
TOTAL MARKET VALUE		195,268
SOH/AGL Deduction		64,527
ASSESSED VALUE		130,741
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,741
TOTAL JUST VALUE		195,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0155/0001	1/01/1973	WD	U	V		1,300

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W24 S10 BAS=[YR=1993] W32 S24 E56 N24 W24$ E24 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	2.50	AC		1.00	1.00	1.00	75,000.00	75,000.00	187,500							

REVIEW DATE 11/29/2022 BY DJ Total Acres: 2.50 Total Land Value: 187,500 Market: 0 Agricultural: 0 Common: 187,500 PRINTED 08/02/2023 BY SYS