PT OF LOT 55 IN OR 1921/563
RAINBOW ACRES SUB UNR PLAT

COOK PATRICIA ANN
95070 RAINBOW ACRES ROAD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0055-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	03	BELOW AVG. 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 100
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	03	Quality Level 03

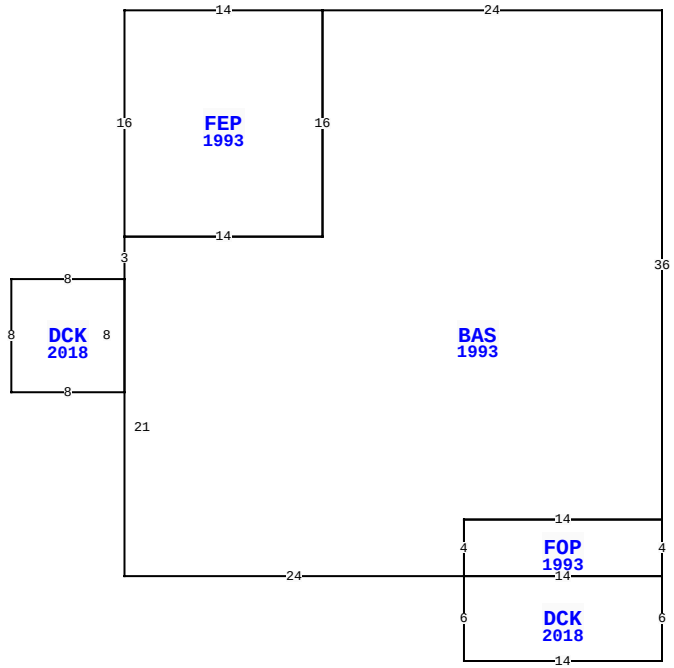
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,240	100	1,240	94,319
DCK	64	10	6	456
DCK	84	10	8	609
FEP	224	80	179	13,615
FOP	56	30	17	1,293
TOTALS	1,668		1,450	110,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,450	105.3520	95.08	137,866	1976	1980	0	0	0	20.00	80.00

1 SINGLE FAM – 100% - 1975 Heated Area: 1240 HX Base Yr 1975



95070 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 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		110,293
TOTAL MARKET OB/XF VALUE		1,815
TOTAL LAND VALUE - MARKET		37,462
TOTAL MARKET VALUE		149,570
SOH/AGL Deduction		85,770
ASSESSED VALUE		63,800
TOTAL EXEMPTION VALUE	HX HB WX SL	63,800
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		149,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 0366	REPAIR/RRF	500	07/01/1995
5157	ADDITION	9,420	09/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1921/0563	5/22/2014	QC	U	I	11	100
GRANTOR: COOK PATRICIA ANN						
GRANTEE: COOK PATRICIA ANN						
0085/0372	1/01/1968	TA	Q	V		2,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FEP=[YR=1993] W14 S16 E14 N16$ S16 W14 S3 DCK=[YR=2018] W8 S8 E8 N8$ S21 E24 DCK=[YR=2018] S6 E14 N6 W14$ FOP=[YR=1993] E14 N4 W14 S4$ N4 E14 N36$.

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	0940	SHEDS/PORT	0	100	0	0	112.00	SF	20.10	20.10	100	1976	1976	3	20	450	
2	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	1996	1996	3	20	960	
3	0681	POLE SHED	0	100	12	9	108.00	SF	15.00	15.00	100	1996	1996	3	25	405	

LAND DESCRIPTION

TOTAL OB/XF 1,815

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	000100	C	SFR	100	0006	OR	0.00	0.00	0.37	AC		1.00	1.00	1.35	75,000.00	101,250.00	37,462							

REVIEW DATE 03/19/2019 BY KW Total Acres: 0.37 Total Land Value: 37,462 Market: 0 Agricultural: 0 Common: 37,462 PRINTED 08/02/2023 BY SYS