PT LOT 55 & PRIVATE PARK TRACT
IN OR 1852/478
RAINBOW ACRES SUB UNR PLAT

TEATS ROBERT R JR & JOYCE
95102 RAINBOW ACRES RD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0055-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

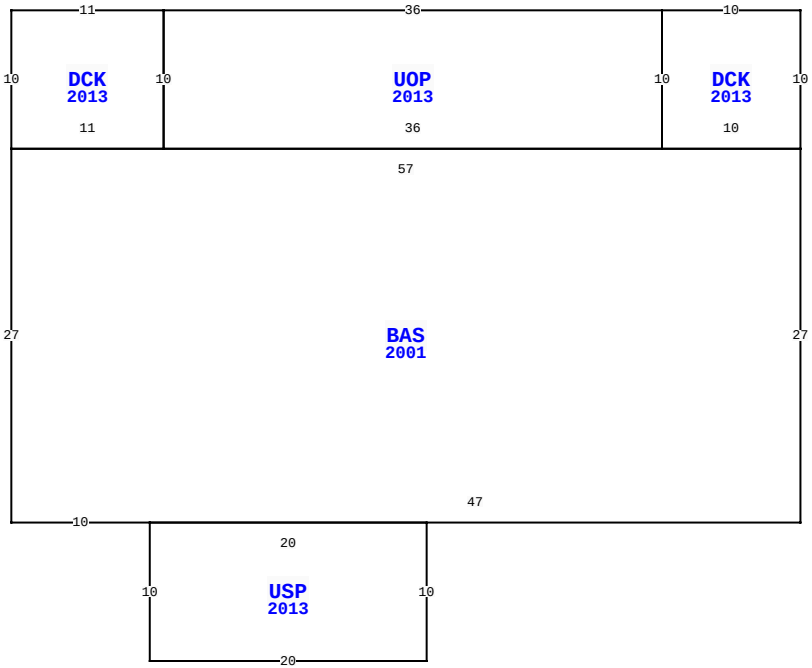
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,539	100	1,539	111,259
DCK	100	10	10	723
DCK	110	10	11	795
UOP	360	20	72	5,206
USP	200	30	60	4,338
TOTALS	2,309		1,692	122,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,692	107.4000	80.55	136,291	2001	2001	0	0	0	10.25	89.75

1 SFR MODULR – 100% - 2002 Heated Area: 1539 HX Base Yr 2002



95102 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		122,321
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		197,321
SOH/AGL Deduction		90,575
ASSESSED VALUE		106,746
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		56,746
TOTAL JUST VALUE		197,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B8462	MODULAR HOME	75,000	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1852/0478	4/19/2013	WD	U	I	11	100
GRANTOR: TEATS JOYCE & ROBERT						
GRANTEE: TEATS ROBERT R JR &						
1003/0723	8/15/2001	TD	U	I	07	100
GRANTOR: BRIGHTWELL EILEEN TRU						
GRANTEE: KINGSLELY JOYCE & R						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2013] W10 UOP=[YR=2013] W36 DCK=[YR=2013] W11 S10 BAS=[YR=2001] S27 E10 USP=[YR=2013] S10 E20 N10 W20$ E47 N27 W57$ E11 N10$ S10 E36 N10$ S10 E10 N10$.

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
1	000115	C	SFR ACRES	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/14/2018 BY KWX Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS