PT LOT 55 & PRIVATE PARK TRACT
IN OR 972/92
RAINBOW ACRES SUB UNR PLAT

HALL LOWELL & SHARON
95036 RAINBOW ACRES RD
FERNANDINA BEACH, FL 32034

**2023**

**44-2N-28-5210-0055-0020**

## BUILDING CHARACTERISTICS

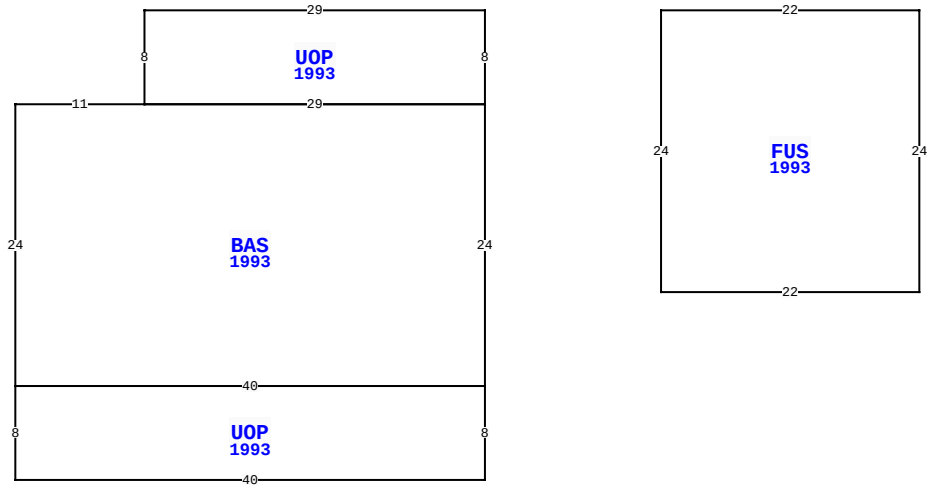
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 07 | GAMBREL 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 70 |
| Interior Wall | 05 | DRYWALL 30 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| 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 | 960 | 100 | 960 | 74,475 |
| FUS | 528 | 100 | 528 | 40,962 |
| UOP | 232 | 20 | 46 | 3,568 |
| UOP | 320 | 20 | 64 | 4,965 |
| TOTALS | 2,040 | | 1,598 | 123,970 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,598 | 108.8136 | 98.20 | 156,924 | 1980 | 1980 | 0 | 0 | 0 | 21.00 | 79.00 |

1 SINGLE FAM – 100% - 2014 Heated Area: 1488 HX Base Yr 2014




95036 RAINBOW ACRES RD, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 123,970 |
| TOTAL MARKET OB/XF VALUE | | 1,260 |
| TOTAL LAND VALUE - MARKET | | 90,000 |
| TOTAL MARKET VALUE | | 215,230 |
| SOH/AGL Deduction | | 109,305 |
| ASSESSED VALUE | | 105,925 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 55,925 |
| TOTAL JUST VALUE | | 215,230 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 164,031 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 9905944 | FOUNDATION | 4,000 | 04/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0972/0092 | 2/22/2001 | WD | U | I | 01 | 18,000 |
| GRANTOR: COURSON CHARLES ET AL | | | | | | |
| GRANTEE: HALL LOWELL & SHARO | | | | | | |
| 0868/1760 | 2/22/1999 | WD | Q | I | | 25,000 |
| GRANTOR: BRIGHTWELL WILLIAM T | | | | | | |
| GRANTEE: COURSON CHARLES A & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=1993] W29 S8 BAS=[YR=1993] W11 S24 UOP=[YR=1993] S8 E40 N8 W40$ E40 N24 W29$ E29 N8$ PTR=E15 FUS=[YR=1993] E22 S24 W22 N24$ W15$.

## 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 | 10 | 20 | 200.00 | SF | 30.00 | 30.00 | 100 | 2002 | 2002 | 3 | 21 | 1,260 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,260

| 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 | 000115 | C | SFR ACRES | 100 | | | 0.00 | 0.00 | 1.20 | AC | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 90,000 | | | | | | | |

REVIEW DATE 02/13/2018 BY KWX Total Acres: 1.20 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/02/2023 BY SYS