

LOT 58
IN OR 1293/1287
RAINBOW ACRES SUB UNR PLAT

SEUTER EDWARD J & MEGAN K
3149 WINCHESTER RD
DELAPLANE, VA 20144-1942

2023

44-2N-28-5210-0058-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

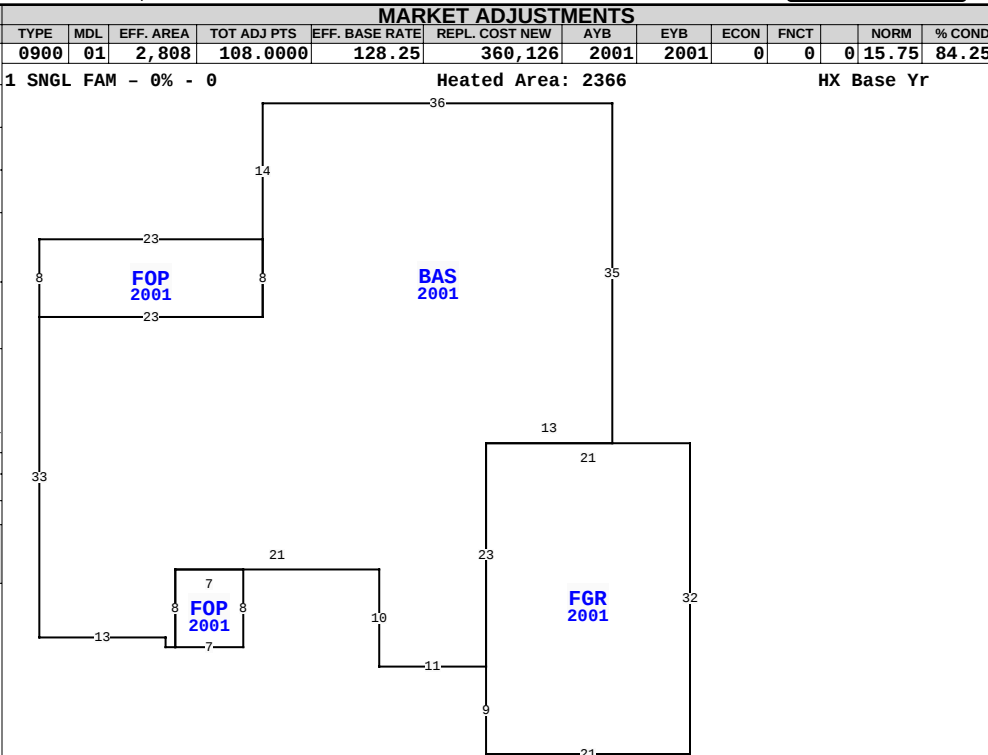
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,366	100	2,366	255,648
FGR	672	55	370	39,979
FOP	56	30	17	1,837
FOP	184	30	55	5,943

TOTALS	3,278		2,808	303,406
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	3,867.00	SF	4.00	4.00	
2	1127	BRICK 8"	0	0	0	0	52.00	SF	11.00	11.00	
3	0940	SHEDS/PORT	0	0	10	14	140.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0			0.00	0.00	2.58	AC	



95280 ARBOR LN, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/30/2023 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,808	108.0000	128.25	360,126	2001	2001	0	0	0 15.75	84.25

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		303,406
TOTAL MARKET OB/XF VALUE		14,109
TOTAL LAND VALUE - MARKET		193,500
TOTAL MARKET VALUE		511,015
SOH/AGL Deduction		164,395
ASSESSED VALUE		346,620
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		346,620
TOTAL JUST VALUE		511,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E007169	CHNGE SRVC	5,200	08/01/2000
B0007421	NEW CONSTR	164,000	08/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1293/1287	2/07/2005	WD	Q	I	
GRANTOR: GAINES JAMES C & MARG					SALE PRICE
GRANTEE: SEUTER EDWARD J & M					350,000
GRANTOR: MILLER ROBERT L & ALI					
GRANTEE: GAINES JAMES CLIFFO					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2001] W36 S14 FOP=[YR=2001] W23 S8 E23 N8 \$ S8 W23					
S33 E13 S1 E1 FOP=[YR=2001] E7 N8 W7 S8 \$ N8 E21 S10 E11					
FGR=[YR=2001] S9 E21 N32 W21 S23 \$ N23 E13 N35 \$.					