PT OF LOT 62 IN OR 297/652
(EX PT IN OR 1382/1293)
RAINBOW ACRES SUB UNR PLAT

NELSEN REBA A
1460 THOREAU ST
TITUSVILLE, FL 32780

2023

44-2N-28-5210-0062-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

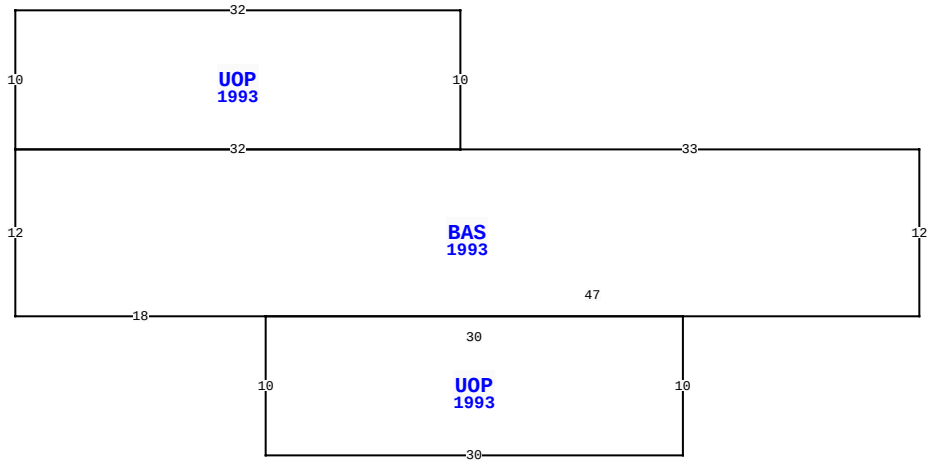
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	780	100	780	9,957
UOP	300	25	75	957
UOP	320	25	80	1,021
TOTALS	1,400		935	11,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HI	NORM	% COND
0820	02	935	98.2000	63.83	59,681	1975	1975	0	0	10	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 780 HX Base Yr



95181 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	11,936
TOTAL MARKET OB/XF VALUE	1,885
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	73,821
SOH/AGL Deduction	30,319
ASSESSED VALUE	43,502
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,502
TOTAL JUST VALUE	73,821
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7083	XFOB	5,000	03/14/1991
4877	CARPORT	3,400	05/11/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0297/0652	8/01/1979	WD	U	V		12,300

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 UOP=[YR=1993] N10 W32 S10 E32$ W32 S12 E18
UOP=[YR=1993] S10 E30 N10 W30$ E47 N12$.

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	0510	GARAGE WD-	0	0	20	20	400.00	SF	21.00	21.00	100	1988	1988	3	20	1,680	
2	1243	WD DECK F	0	0	8	16	128.00	SF	8.00	8.00	100	1978	1978	3	20	205	

LAND DESCRIPTION

TOTAL OB/XF 1,885

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	0			0.00	0.00	0.80	AC		1.00	1.00	1.00	75,000.00	75,000.00	60,000							

REVIEW DATE 04/01/2019 BY KWX Total Acres: 0.80 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS