BLK 214 SUB D OF 8
PT OR 2478/1510
CITY OF FDNA BEACH

RAINEY FAMILY TRUST/RAINEY JOSEPH T TRUSTEE
1016 ISLE OF PALMS LANE
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1800-0214-08D0**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

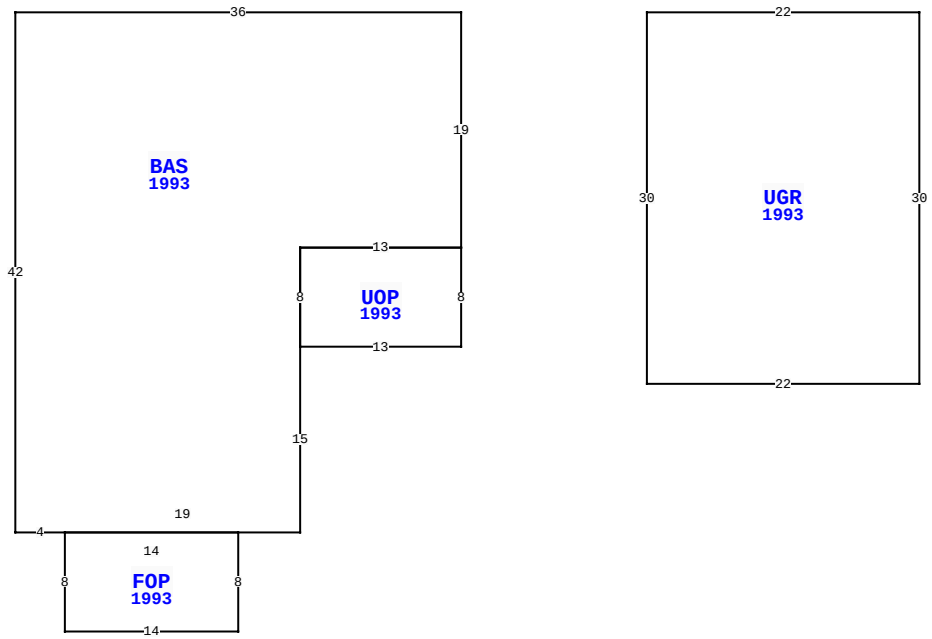
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1009.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,213 | 100 | 1,213 | 59,528 |
| FOP | 112 | 30 | 34 | 1,669 |
| UGR | 660 | 45 | 297 | 14,575 |
| UOP | 104 | 20 | 21 | 1,031 |
| TOTALS | 2,089 | | 1,565 | 76,802 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,565 | 82.6500 | 78.52 | 122,884 | 1963 | 1963 | 0 | 0 | 0 | 37.50 | 62.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1213 HX Base Yr




631 S 12TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/18/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 76,802 |
| TOTAL MARKET OB/XF VALUE | 2,790 |
| TOTAL LAND VALUE - MARKET | 123,200 |
| TOTAL MARKET VALUE | 202,792 |
| SOH/AGL Deduction | 3,652 |
| ASSESSED VALUE | 199,140 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 199,140 |
| TOTAL JUST VALUE | 202,792 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 188,398 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20190591 | REMODEL | 0 | 10/23/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2478/1510 | 5/21/2021 | WD | U | I | 11 | 100 |
| GRANTOR: RAINEY JOSEPH T & MAR | | | | | | |
| GRANTEE: RAINEY FAMILY TRUST | | | | | | |
| 2397/1928 | 10/02/2020 | WD | Q | I | 05 | 300,000 |
| GRANTOR: JOHNSON RANDY S | | | | | | |
| GRANTEE: RAINEY JOSEPH T & M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W36 S42 E4 FOP=[YR=1993] S8 E14 N8 W14$ E19 N15
UOP=[YR=1993] E13 N8 W13 S8$ N8 E13 N19$ PTR=E15
UGR=[YR=1993] E22 S30 W22 N30$ 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 | 0810 | CONCRETE A | 0 | 0 | 42 | 16 | 672.00 | SF | 6.50 | 6.50 | 100 | 1963 | 1963 | 3 | 20 | 874 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 42 | 8 | 336.00 | SF | 6.50 | 6.50 | 100 | 1981 | 1981 | 3 | 35 | 764 | |
| 3 | 0940 | SHEDS/PORT | 0 | 0 | 16 | 12 | 192.00 | SF | 30.00 | 30.00 | 100 | 1985 | 1985 | 3 | 20 | 1,152 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,790

| 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 | 0 | | R-2 | 56.00 | 100.00 | 56.00 | FF | | 1.00 | 1.00 | 1.00 | 2,200.00 | 2,200.00 | 123,200 | | | | | | | |

REVIEW DATE 05/28/2019 BY DJ Total Acres: 0.00 Total Land Value: 123,200 Market: 0 Agricultural: 0 Common: 123,200 PRINTED 08/06/2024 BY SYS