

BLOCK 1 LOTS 20 21 & 19
IN OR 1373/81
BIG OAK PB 5/357

HAIR TONY R & VIRGINIA G
95084 RAINTREE LN
FERNANDINA BEACH, FL 32034

2024

32-2N-28-0150-0001-0200



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	31	HARDIE BRD 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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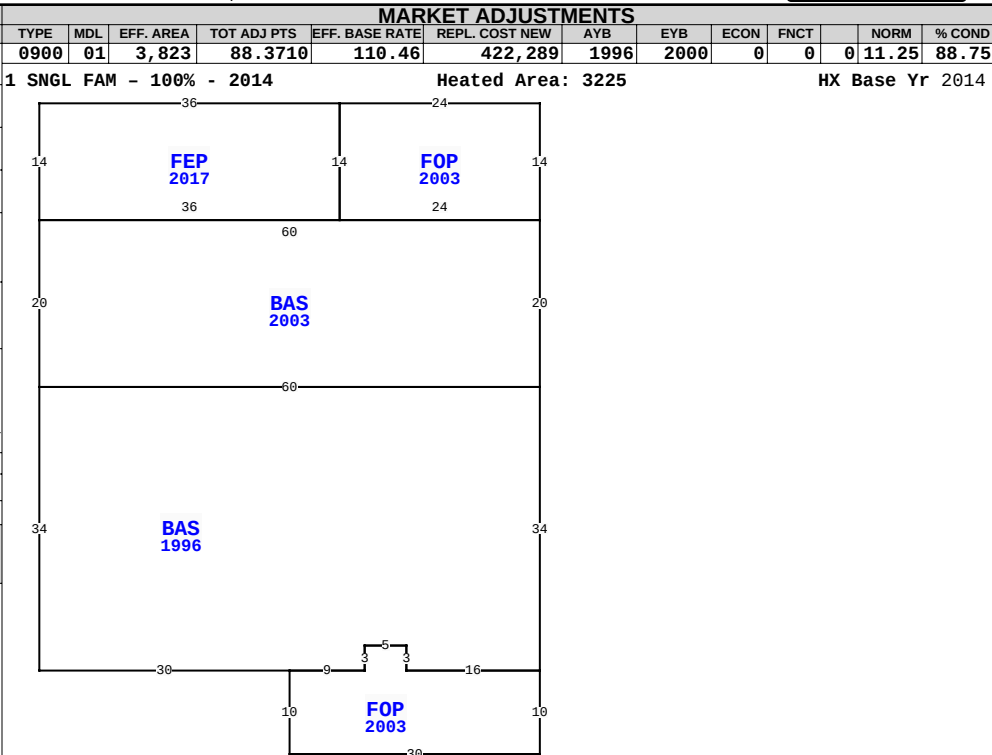
NEIGHBORHOOD/LOC	4007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,025	100	2,025	198,518
BAS	1,200	100	1,200	117,640
FEP	504	80	403	39,507
FOP	315	30	94	9,215
FOP	336	30	101	9,901

TOTALS	4,380		3,823	374,781
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	8	16	128.00	SF	15.00	15.00	100	1996
2	0511	GARAGE CB-	0 100	44	28	1,232.00	SF	40.00	40.00	100	2001
3	0812	CONCRETE C	0 100	0	0	5,292.00	SF	4.00	4.00	100	2001
4	0350	CARPORT WD	0 100	13	16	208.00	SF	9.88	9.88	100	2001

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		OR	0.00	0.00	3.00	LT	1.00



95084 RAINTREE LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/26/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0681	POLE SHED	0 100	8	16	128.00	SF	15.00	15.00	100	1996	1996	3	24	461	
2	0511	GARAGE CB-	0 100	44	28	1,232.00	SF	40.00	40.00	100	2001	2001	3	80	39,424	
3	0812	CONCRETE C	0 100	0	0	5,292.00	SF	4.00	4.00	100	2001	2001	3	80	16,934	
4	0350	CARPORT WD	0 100	13	16	208.00	SF	9.88	9.88	100	2001	2001	3	20	411	

TOTAL OB/XF												57,230				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		OR	0.00	0.00	3.00	LT	1.00	1.00	1.00	1.00	85,000.00	85,000.00

NASSAU COUNTY PROPERTY												PAGE 1 of 1				4
VALUATION SUMMARY																
VALUATION BY												STANDARD				
Tax Group: 4												Tax Dist:				
BUILDING MARKET VALUE												374,781				
TOTAL MARKET OB/XF VALUE												57,230				
TOTAL LAND VALUE - MARKET												255,000				
TOTAL MARKET VALUE												687,011				
SOH/AGL Deduction												477,066				
ASSESSED VALUE												209,945				
TOTAL EXEMPTION VALUE												HX HB				50,000
BASE TAXABLE VALUE																159,945
TOTAL JUST VALUE																687,011
NCON VALUE																0
INCOME VALUE																
PREVIOUS YEAR MKT VALUE																620,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209849	XFOB	3,000	06/01/2002
R013578	REPAIR/RRF	0	09/01/2001
963311	XFOB	1,100	09/01/1996
95 02502	NEW CONSTR	87,000	01/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1373/0081	12/09/2005	QC	U	I	01	100	
GRANTOR: HAIR TONY R & VIRGINI							
GRANTEE: HAIR TONY R & VIRGI							
1373/0079	12/09/2005	WD	U	I	05	180,000	
GRANTOR: WELLS FARGO BANK NA T							
GRANTEE: HAIR TONY R & VIRGI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2003] W24 FEP=[YR=2017] W 36 S14 BAS=[YR=2003] S20 BAS=[YR=1996] S34 E30 FOP=[YR=2003] S10 E30 N10 W16 N3 W5 S3 W9 \$ E9 N3 E5 S3 E16 N34 W60 \$ E60 N20 W60 \$ E36 N14\$ S14 E24 N14 \$.											