BLOCK 1 LOT 25
R583388 & R583389
BIG OAK PB 5/357

COATS CHRISTOPHER L & KIMBERLY
95222 RAINTREE LN
FERNANDINA BEACH, FL 32034

2024

32-2N-28-0150-0001-0250

BUILDING CHARACTERISTICS

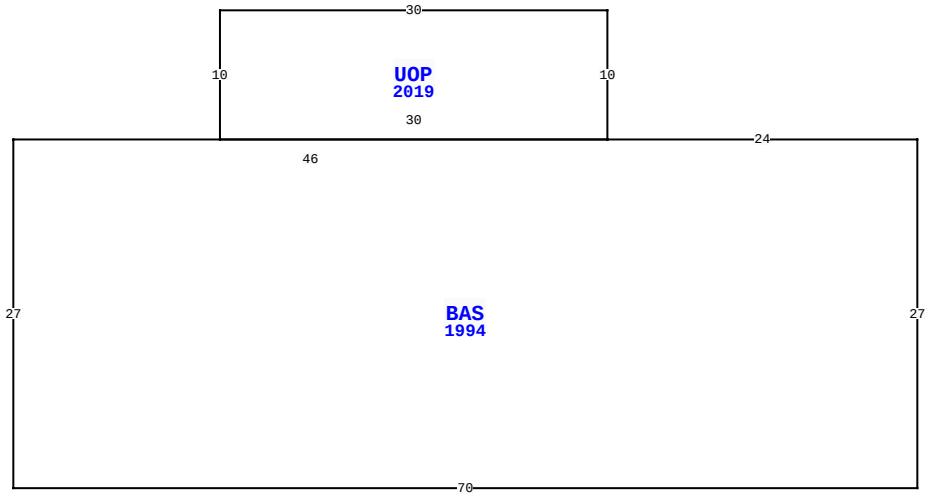
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	148,123
UOP	300	25	75	5,878
TOTALS	2,190		1,965	154,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,965	149.2800	111.96	220,001	1994	2012	0	0	0	30.00	70.00

1 M/H 94+ – 0% - 0 Heated Area: 1890 HX Base Yr



95222 RAINTREE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 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	154,001
TOTAL MARKET OB/XF VALUE	8,634
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	247,635
SOH/AGL Deduction	51,715
ASSESSED VALUE	195,920
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,920
TOTAL JUST VALUE	247,635
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	MH MOVE-ON	0	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2326/0621	12/04/2019	WD	Q	I	01	175,000
GRANTOR: BONACCHI THOMAS J & C						
GRANTEE: COATS CHRISTOPHER L						
2079/0797	10/21/2016	WD	Q	I	01	125,000
GRANTOR: INGEBRIGTSEN CATHERIN						
GRANTEE: BONACCHI THOMAS J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W24 UOP=[YR=2019] N10 W30 S10 E30$ W46 S27 E70 N27 $.

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	0	8	12	96.00	SF	20.10	20.10	100	1994	1994	3	20	386	
2	0681	POLE SHED	0	0	8	12	96.00	SF	15.00	15.00	100	1994	1994	3	20	288	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
4	1242	WD DECK A	0	0	16	9	144.00	SF	10.00	10.00	100	2005	2005	3	24	346	
5	0351	CARPORT MT	0	0	24	24	576.00	SF	10.00	10.00	100	2019	2019	3	86	4,954	

LAND DESCRIPTION

TOTAL OB/XF 8,634

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 02/14/2020 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS