BLOCK 2 LOT 10
BIG OAK PB 5/357

FITCH-FOWLKES KATHY RUTH/FOWLKES STEWART ANTHONY
95021 RAINTREE LN
FERNANDINA BEACH, FL 32034

2024

32-2N-28-0150-0002-0100

NASSAU COUNTY PROPERTY

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 100
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

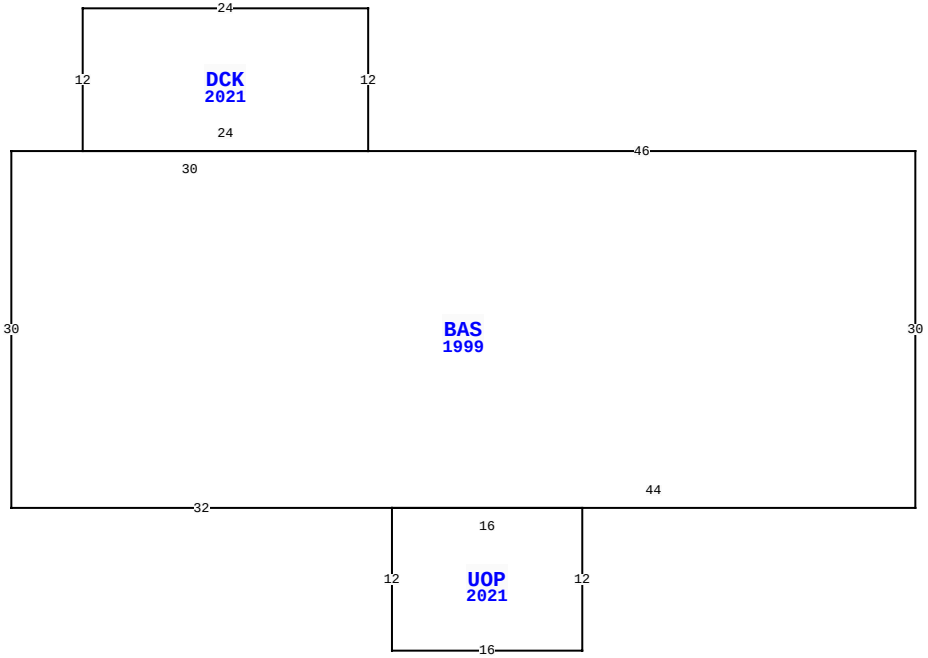
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	175,241
DCK	288	15	43	3,305
UOP	192	25	48	3,689
TOTALS	2,760		2,371	182,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,371	146.4000	109.80	260,336	1998	2012	0	0	0	30.00	70.00

1 M/H 94+ – 0% - 2024 Heated Area: 2280 HX Base Yr



95021 RAINTREE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	182,235
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	267,235
SOH/AGL Deduction	0
ASSESSED VALUE	267,235
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,235
TOTAL JUST VALUE	267,235
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992609	MH MOVE-ON	0	03/01/1999
98 1099	OTHER	0	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2669/656	9/25/2023	WD	Q	I	01	310,000
GRANTOR: MOSIER TIM PATRICK &						
GRANTEE: FITCH-FOWLKES KATHY						
2498/1127	9/17/2021	WD	Q	I	02	225,000
GRANTOR: 95021 RAINTREE LANE L						
GRANTEE: MOSIER TIM PATRICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W46 DCK=[YR=2021] N12 W24 S12 E24$ W30 S30 E32 UOP=[YR=2021] S12 E16 N12 W16$ E44 N30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/07/2022 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS