BLOCK 2 LOTS 15 & 16
BIG OAK PB 5/357
R583376 & R583377

FELDER THOMAS W JR
P O BOX 760
YULEE, FL 32041

**2024**

**32-2N-28-0150-0002-0150**

## BUILDING CHARACTERISTICS

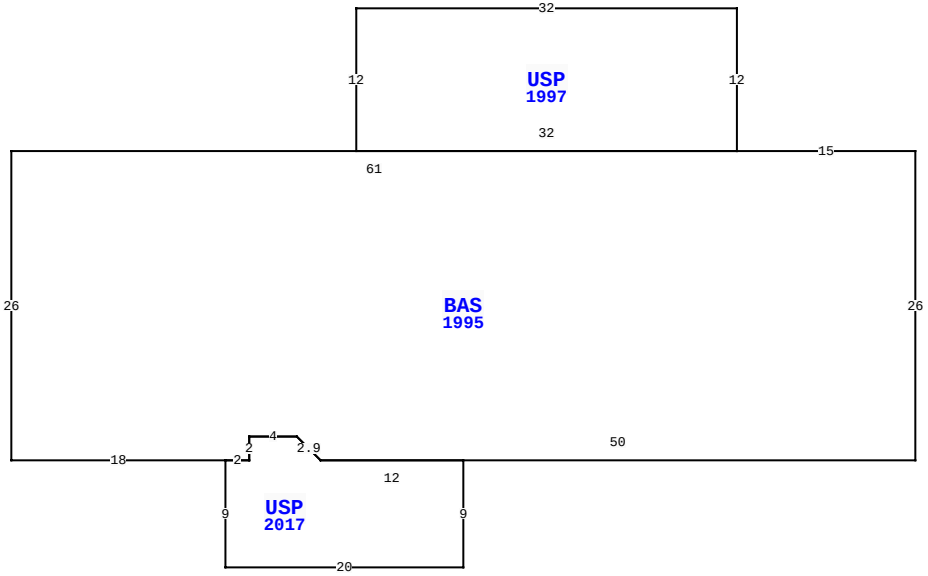
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 04 | Quality Level 04 |
| 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 | 1,966 | 100 | 1,966 | 59,947 |
| USP | 384 | 50 | 192 | 5,855 |
| USP | 190 | 50 | 95 | 2,897 |
| TOTALS | 2,540 | | 2,253 | 68,698 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,253 | 135.5200 | 101.64 | 228,995 | 1995 | 1995 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 94+ - 100% - 1995 Heated Area: 1966 HX Base Yr 1995




95161 RAINTREE LN, FERNANDINA BEACH

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

## 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 | 100 | 3 | 12 | 36.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 75 | 176 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 590.00 | SF | 10.00 | 10.00 | 100 | 1998 | 1998 | 3 | 20 | 1,180 | |
| 3 | 0351 | CARPORT MT | 0 | 100 | 30 | 12 | 360.00 | SF | 10.00 | 10.00 | 100 | 1998 | 1998 | 3 | 20 | 720 | |
| 4 | 0351 | CARPORT MT | 0 | 100 | 30 | 26 | 780.00 | SF | 10.00 | 10.00 | 100 | 2016 | 2016 | 3 | 74 | 5,772 | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 82,987 |
| TOTAL MARKET OB/XF VALUE | | 7,848 |
| TOTAL LAND VALUE - MARKET | | 170,000 |
| TOTAL MARKET VALUE | | 260,835 |
| SOH/AGL Deduction | | 117,368 |
| ASSESSED VALUE | | 143,467 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 88,467 |
| TOTAL JUST VALUE | | 260,835 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 268,007 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 973919 | ADDITION | 2,950 | 05/01/1997 |
| 94 692 | MH MOVE-ON | 0 | 12/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0730/1942 | 6/06/1995 | WD | Q | V | | 15,200 |
| GRANTOR: SHEFFIELD WILLIAM F | | | | | | |
| GRANTEE: FELDER THOMAS W JR | | | | | | |
| 0716/1375 | 10/24/1994 | WD | Q | V | | 14,900 |
| GRANTOR: SHEFFIELD WILLIAM F | | | | | | |
| GRANTEE: FELDER THOMAS JR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1995] W15 USP=[YR=1997] N12 W32 S12 E32$ W61 S26 E18 USP=[YR=2017] S9 E20 N9 W12 U2 L2 W4 S2 W2 $ E2 N2 E4 D2 R2 E50 N26$.

## LAND DESCRIPTION

TOTAL OB/XF 7,848

| 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 | 100 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |
| 2 | 000102 | C | SFR/MH | 100 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 10/24/2019 BY KWA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/06/2024 BY SYS

BLOCK 2 LOTS 15 & 16
BIG OAK PB 5/357
R583376 & R583377

FELDER THOMAS W JR
P O BOX 760
YULEE, FL 32041

**2024**

**32-2N-28-0150-0002-0150**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

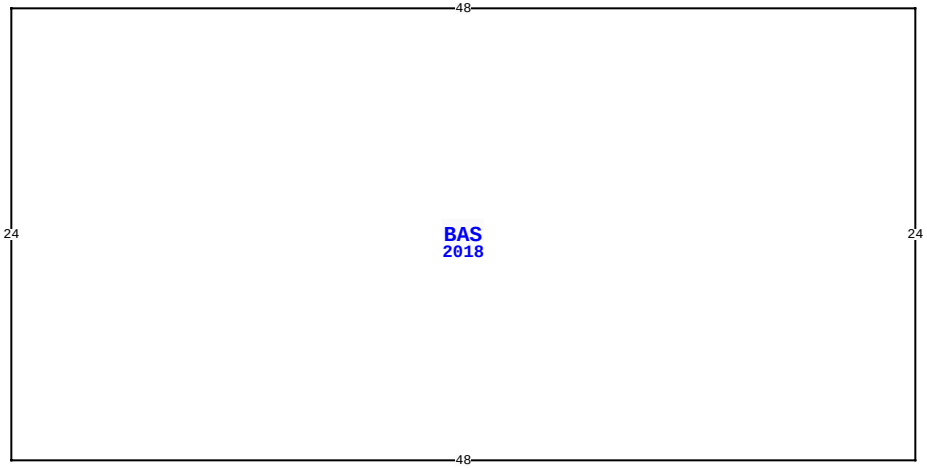
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,152 | 100 | 1,152 | 14,289 |
| TOTALS | 1,152 | | 1,152 | 14,289 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,152 | 62.1690 | 21.76 | 25,068 | 1998 | 1998 | 0 | 0 | 0 | 43.00 | 57.00 |

2 GARAGE RES – 100% - 1995 Heated Area: 1152 HX Base Yr 1995




95161 RAINTREE LN, FERNANDINA BEACH

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| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/26/2023 MLU |
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## EXTRA FEATURES

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 10/24/2019 BY KWA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/06/2024 BY SYS

## NASSAU COUNTY PROPERTY



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| NCON VALUE | | 0 |
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|---|---|---|---|
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| GRANTEE: FELDER THOMAS W JR | | | | | | |
| 0716/1375 | 10/24/1994 | WD | Q | V | | 14,900 |
| GRANTOR: SHEFFIELD WILLIAM F | | | | | | |
| GRANTEE: FELDER THOMAS JR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W48 S24 E48 N24$.