LOTS 10 & 11
IN OR 2646/1806
RAINBOW ACRES SUB UNR PLAT

HAMLIN BETTY/HALL SARAH ET AL
95149 RAINBOW ACRES RD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5210-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

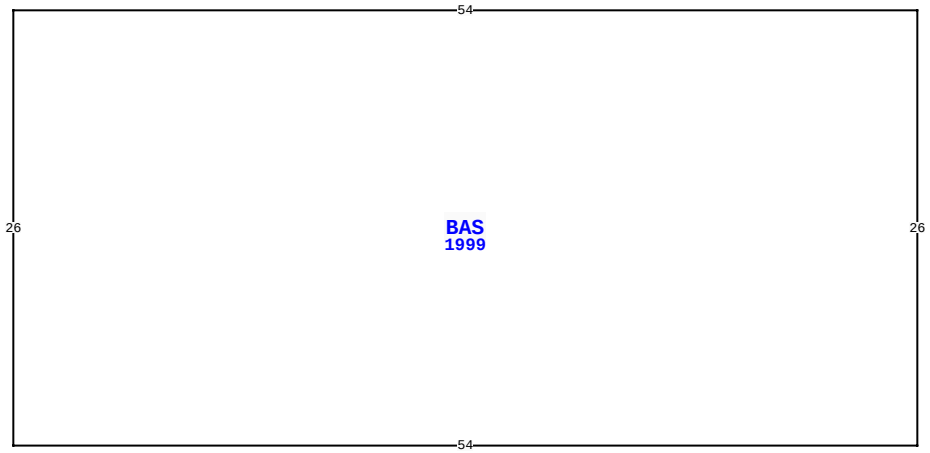
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	54,301
TOTALS	1,404		1,404	54,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	117.2000	87.90	123,412	1999	1999	0	0	0	56.00	44.00

1 M/H 94+ – 50% - 2024 Heated Area: 1404 HX Base Yr 2024



95149 RAINBOW ACRES RD, FERNANDINA BEACH

BLD DATE	04/09/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		66,640
TOTAL MARKET OB/XF VALUE		1,820
TOTAL LAND VALUE - MARKET		271,575
TOTAL MARKET VALUE		340,035
SOH/AGL Deduction		0
ASSESSED VALUE		340,035
TOTAL EXEMPTION VALUE	WX HA HAB	55,000
BASE TAXABLE VALUE		285,035
TOTAL JUST VALUE		340,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992834	MH MOVE-ON	0	11/01/1999
5486	ADDITION	7,015	01/31/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2646/1806	6/01/2023	QC	U	I	11	100
GRANTOR: CORBITT RONALD						
GRANTEE: HALL SARAH						
1815/0163	4/24/2012	QC	U	I	11	100
GRANTOR: CORBITT RONALD						
GRANTEE: CORBITT RONALD & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W54 S26 E54 N26$.

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	0504	FP-ELECTRI	0	50	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	83	1,660	
2	1243	WD DECK F	0	50	10	10	100.00	SF	8.00	8.00	100	1999	1999	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 1,820

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	50	0006	OR	0.00	0.00	4.26	AC		1.00	1.00	0.85	75,000.00	63,750.00	271,575							

REVIEW DATE 03/19/2019 BY KW Total Acres: 4.26 Total Land Value: 271,575 Market: 0 Agricultural: 0 Common: 271,575 PRINTED 08/06/2024 BY SYS

LOTS 10 & 11
IN OR 2646/1806
RAINBOW ACRES SUB UNR PLAT

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FERNANDINA BEACH, FL 32034

2024

44-2N-28-5210-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

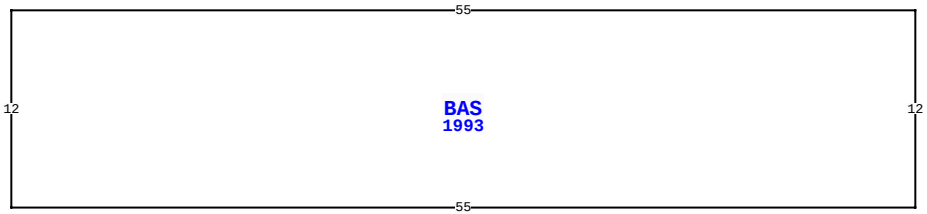
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	660	5,869
TOTALS	660		660	5,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	660	42.3500	29.64	19,562	1971	1971	0	0	0	70.00	30.00

3 M/H 93- – 50% - 2024 Heated Area: 660 HX Base Yr 2024



95149 RAINBOW ACRES RD, FERNANDINA BEACH

BLD DATE	04/09/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		66,640
TOTAL MARKET OB/XF VALUE		1,820
TOTAL LAND VALUE - MARKET		271,575
TOTAL MARKET VALUE		340,035
SOH/AGL Deduction		0
ASSESSED VALUE		340,035
TOTAL EXEMPTION VALUE	WX HA HAB	55,000
BASE TAXABLE VALUE		285,035
TOTAL JUST VALUE		340,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/1806	6/01/2023	QC	U	I	11	100
GRANTOR: CORBITT RONALD						
GRANTEE: HALL SARAH						
1815/0163	4/24/2012	QC	U	I	11	100
GRANTOR: CORBITT RONALD						
GRANTEE: CORBITT RONALD & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S12 E55 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/19/2019 BY KW Total Acres: 4.26 Total Land Value: 271,575 Market: 0 Agricultural: 0 Common: 271,575 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

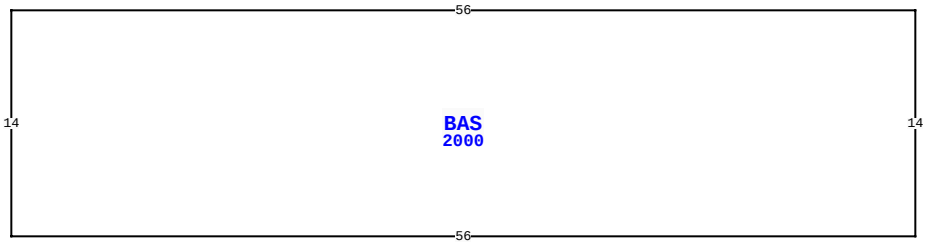
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	6,470
TOTALS	784		784	6,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	784	58.9400	41.26	32,348	1984	1984	0	0	20	70.00	20.00

4 M/H 93- – 50% - 2024 Heated Area: 784 HX Base Yr 2024



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XF DATE			LAND DATE	05/30/2023	MLU
INC DATE			AG DATE		

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ASSESSED VALUE		340,035
TOTAL EXEMPTION VALUE	WX HA HAB	55,000
BASE TAXABLE VALUE		285,035
TOTAL JUST VALUE		340,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/1806	6/01/2023	QC	U	I	11	100
GRANTOR: CORBITT RONALD						
GRANTEE: HALL SARAH						
1815/0163	4/24/2012	QC	U	I	11	100
GRANTOR: CORBITT RONALD						
GRANTEE: CORBITT RONALD & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W56 S14 E56 N14 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/19/2019 BY KW Total Acres: 4.26 Total Land Value: 271,575 Market: 0 Agricultural: 0 Common: 271,575 PRINTED 08/06/2024 BY SYS