

TRACT 14 R567703 & R567704
IN OR 1613/574
RAINBOW ACRES SUB UNR PLAT

BURKHART HOWARD J & RUTH
4103 RICHMOND ST
NORTHPORT, AL 35473

2024

44-2N-28-5210-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 80
Roof Cover	03	COMP SHNGL 20
Interior Wall	04	PLYWOOD 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
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NEIGHBORHOOD/LOC	4006.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	44,189
UCP	696	20	139	3,917
UOP	200	25	50	1,409
UOP	60	25	15	423
USP	288	50	144	4,058

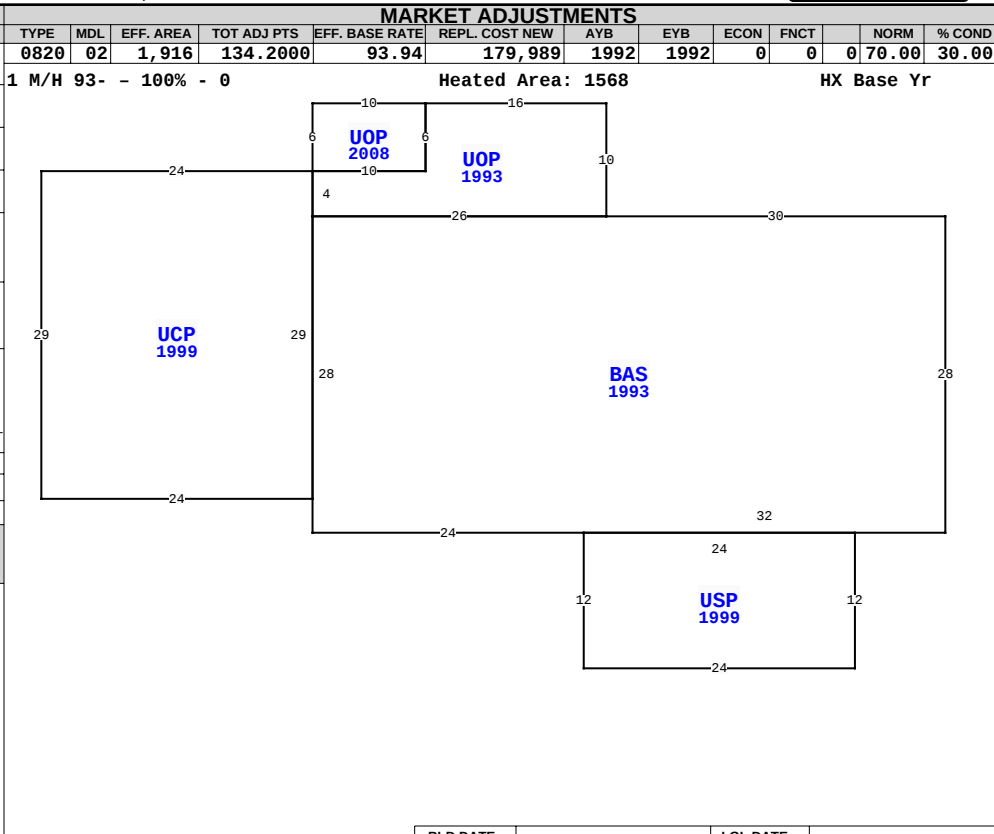
TOTALS	2,812		1,916	53,997
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
2	0201	BARN WD 10	0	100	45	40	1,800.00	SF	17.00	17.00	100	1995	1995	3	23	7,038	
3	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1995	1995	3	20	1,152	
4	0940	SHEDS/PORT	0	100	12	22	264.00	SF	18.00	18.00	100	1970	1970	3	20	950	
5	0681	POLE SHED	0	100	24	22	528.00	SF	15.00	15.00	100	1980	1980	3	20	1,584	
6	0681	POLE SHED	0	100	18	12	216.00	SF	15.00	15.00	100	1997	1997	3	25	810	
7	1242	WD DECK A	0	100	20	16	320.00	SF	10.00	10.00	100	1997	1997	3	20	640	
8	0300	BOAT DCK W	0	100	20	3	60.00	SF	10.00	10.00	100	2013	2013	3	71	426	
9	0300	BOAT DCK W	0	100	12	8	96.00	SF	10.00	10.00	100	2013	2013	3	71	682	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	2.50	AC		1.00	1.00	0.95	75,000.00	71,250.00	178,125							



95265 RAINBOW ACRES RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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TOTAL OB/XF

15,802

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										53,997				
TOTAL MARKET OB/XF VALUE										15,802				
TOTAL LAND VALUE - MARKET										178,125				
TOTAL MARKET VALUE										247,924				
SOH/AGL Deduction										155,858				
ASSESSED VALUE										92,066				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										42,066				
TOTAL JUST VALUE										247,924				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										244,537				