

TRACT 15
IN OR 2636/1250
RAINBOW ACRES SUB UNR

MATTIOLY SERGIO EDUARDO BORGES & MARILIA CUNHA
95148 BLUE LANE
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5210-0015-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY									
Exterior Wall	01	MINIMUM 100	0100	01	2,129	42.3360	40.22	85,628	1960	1960	0	0	95	50.00	20.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2024													Heated Area: 1766									
Roof Cover	01	MINIMUM 100														HX Base Yr									
Interior Wall	01	MINIMUM 100																							
Interior Floo	02	MIN PLYWD 100																							
Air Condition	02	WINDOW 100																							
Heating Type	03	FORCED AIR 100																							
Bedrooms		2 100																							
Bathrooms		1 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.5	1.5 100																							
Units		0 100																							
BUD8 Adjustme	04	DIST 01 100																							
Occupancy	00	NONE 100																							
Quality			01	Quality Level 01																					
DOR CODE			0100 SINGLE FAMILY																						
MAP NUM																MKT AREA		04							
NEIGHBORHOOD/LOC			4006.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	578	100	578	4,649																					
FUS	1,188	100	1,188	9,556																					
UOP	296	20	59	475																					
UST	676	45	304	2,445																					
TOTALS			2,738	2,129	17,126																				
EXTRA FEATURES			95305 RAINBOW ACRES RD, FERNANDINA BEACH																						
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	0810	CONCRETE A	0	0	29	4		116.00	SF 6.50	100	1970	1970	3	21	158										
2	0940	SHEDS/PORT	0	0	12	16		192.00	SF 20.10	100	1995	1995	3	20	772										
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	2.60	AC		1.00	1.00	0.40	75,000.00	30,000.00	78,000								
REVIEW DATE 03/04/2024 BY NWA Total Acres: 2.60 Total Land Value: 78,000 Market: 0 Agricultural: 0 Common: 78,000 PRINTED 08/06/2024 BY SYS																									

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32

42

FUS 1993

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24

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BAS 1993

UST 1993

UOP 1993