

TRACT 19 INCL S-1
IN OR 1124/939 & OR 1124/916
RAINBOW ACRES SUB UNR PLAT

ALTMAN DONNA M
PO BOX 15028
FERNANDINA BEACH, FL 32035-3101

2024

44-2N-28-5210-0019-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	07	GAMBREL 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms	1	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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
BAL	60	15	9	628
BAS	528	100	528	36,862
FUS	528	100	528	36,862
PTO	40	5	2	139
PTO	60	5	3	209
UOP	12	20	2	139
UOP	35	20	7	489
TOTALS	1,263		1,079	75,330

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0510	GARAGE WD-	0 100	50	32	1,600.00	SF	35.00	35.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0811	CONCRETE B	0 100	0	0	871.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.71
2	000115	C	SFR ACRES	100		OR	0.00	0.00	1.69

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,079	89.6230	85.14	91,866	1980	1980	0	0
1 SINGLE FAM - 0% - 2005									
Heated Area: 1056									
HX Base Yr 2005									
95001 ROGERS WAY, FERNANDINA BEACH									

TOTAL OB/XF									
29,762									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.71
2	000115	C	SFR ACRES	100		OR	0.00	0.00	1.69

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					475,018				
TOTAL MARKET OB/XF VALUE					29,762				
TOTAL LAND VALUE - MARKET					190,875				
TOTAL MARKET VALUE					695,655				
SOH/AGL Deduction					330,321				
ASSESSED VALUE					365,334				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					315,334				
TOTAL JUST VALUE					695,655				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					676,509				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0515338	CO ISSUED	203,807	06/01/2005
M0509849	H/AC	0	06/01/2005
P0509560	OTHER	0	06/01/2005
R0507711	REPAIR/RRF	1,500	06/01/2005
B0515338	NEW CONSTR	203,807	06/01/2005
E0515103	ELEC OTHER	2,000	06/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1124/0939	3/26/2003	WD	U	I		92,500			
GRANTOR: WILSON CAROL D									
GRANTEE: ALTMAN ROGER & DONN									
1073/0628	8/07/2002	WD	U	I	10	100			
GRANTOR: CULPEPPER CHARLIE E									
GRANTEE: WILSON CAROL D									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W16 S14 UOP=[YR=2016] W5 S7 E5 N7\$ S19 E2 PTO=[YR=2007] S3 E2 S3 PTO=[YR=2004] S5 E8 N5 W8 \$ E8 N3 E2 N3 W12 \$ E14 N26 UOP=[YR=2016] E3 N4 W3 S4\$ N7\$ PTR= E15 FUS=[YR=1994] E16 S33 W2 BAL=[YR=2007] S3 W2 S3 W8 N3 W2 N3 E12 \$ W14 N33 \$ W15 \$.									

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