PT OF TRACT 21 & 22
EX S-3 IN OR 895/1876
RAINBOW ACRES SUB UNR PLAT

HATTON THOMAS E
95612 ARBOR LANE
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5210-0021-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

NITAS WAY, FERNANDINA BEACH

BLD DATE		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	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	73,125
TOTAL MARKET VALUE	85,125
SOH/AGL Deduction	42,148
ASSESSED VALUE	42,977
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,977
TOTAL JUST VALUE	85,125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH03327	MH MOVE-ON	0	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0895/1876	8/19/1999	WD	Q	V		15,000
GRANTOR: PRICE CLARENCE JR						
GRANTEE: HATTON THOMAS E & T						
0249/0066	9/01/1977	WD	U	V		5,000
GRANTOR:						
GRANTEE:						

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000715	C	MISC RES AC	0		OR	0.00	0.00	1.50	AC		1.00	1.00	0.65	75,000.00	48,750.00	73,125							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 1.50 Total Land Value: 73,125 Market: 0 Agricultural: 0 Common: 73,125 PRINTED 08/06/2024 BY SYS