

TRACT 26  
RAINBOW ACRES SUB UNR PLAT  
IN OR 2424/564

WILLIAMS JAMES & ZONYA L/E/  
95606 RAINBOW ACRES  
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5210-0026-0000



| 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            | 08 | SHT VINYL 100  |
| 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          |
| Occupancy                | 00 | NONE 100       |

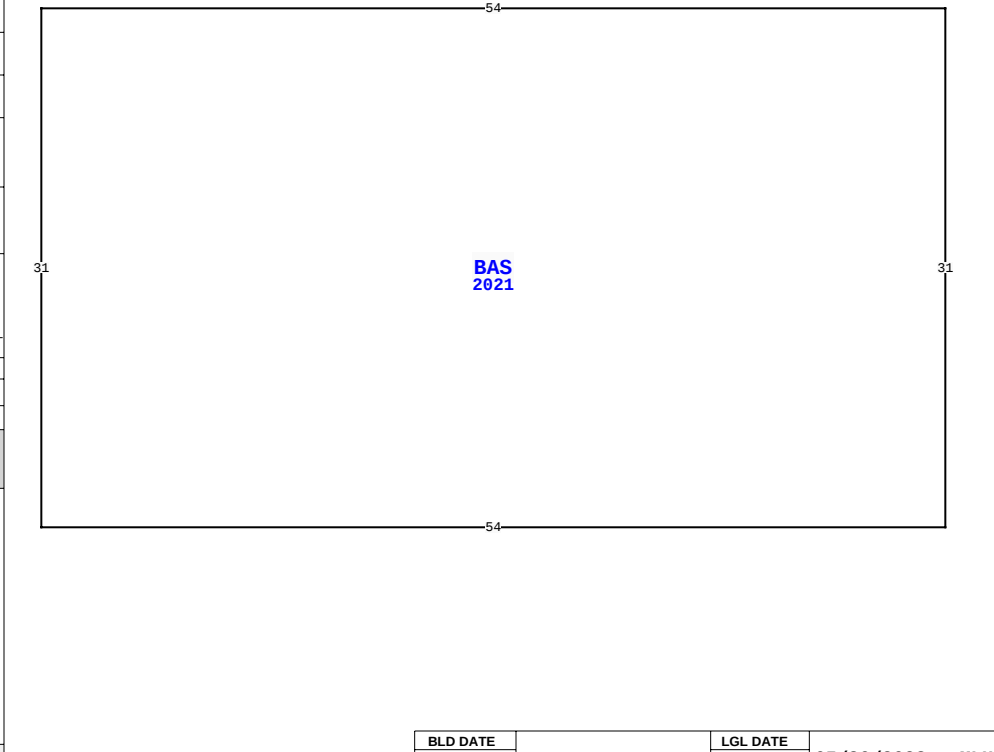
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4006.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,674            | 100         | 1,674        | 148,308              |
| TOTALS    | 1,674            |             | 1,674        | 148,308              |

| EXTRA FEATURES |            |             |         |   |   |          |    |       |                |           |         |
|----------------|------------|-------------|---------|---|---|----------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0812       | CONCRETE C  | 0 100   | 0 | 0 | 2,194.00 | SF | 4.00  | 4.00           | 100       | 2021    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000115   | C   | SFR ACRES            | 100 |     | OR       | 0.00  | 0.00  | 1.41        | AC        |     |

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |      |        |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0200                                                         | 01  | 1,674     | 111.3000    | 89.04          | 149,053        | 2021 | 2021 | 0    | 0    | 0.50 | 99.50  |
| 1 SFR MODULR - 100% - 2022 Heated Area: 1674 HX Base Yr 2022 |     |           |             |                |                |      |      |      |      |      |        |



| TOTAL OB/XF |            |             |         |   |   |          |    |       |                |           |         |
|-------------|------------|-------------|---------|---|---|----------|----|-------|----------------|-----------|---------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1           | 0812       | CONCRETE C  | 0 100   | 0 | 0 | 2,194.00 | SF | 4.00  | 4.00           | 100       | 2021    |

| TOTAL OB/XF |            |             |         |   |   |          |    |       |                |           |         |
|-------------|------------|-------------|---------|---|---|----------|----|-------|----------------|-----------|---------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1           | 0812       | CONCRETE C  | 0 100   | 0 | 0 | 2,194.00 | SF | 4.00  | 4.00           | 100       | 2021    |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |           |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-----------|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |           |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD  |  |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 159,157   |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 8,688     |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 95,175    |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 263,020   |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 133,847   |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 129,173   |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 50,000    |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 79,173    |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 263,020   |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0         |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 254,656   |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B2110736   | GARAGE      | 25,640 | 08/16/2021 |
| B2011646   | CO ISSUED   | 0      | 01/27/2021 |
| B2011646   | MODULAR HM  | 0      | 11/01/2020 |

| SALES DATA                     |           |              |        |        |           |               |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2622/1730                      | 3/02/2023 | LE           | U      | I      | 11        | 100           |
| GRANTOR: WILLIAMS JAMES & ZONY |           |              |        |        |           |               |
| GRANTEE: WILLIAMS HUDSON       |           |              |        |        |           |               |
| 2424/0564                      | 1/08/2021 | WD           | U      | V      | 30        | 25,000        |
| GRANTOR: WILLIAMS JAMES & ZONY |           |              |        |        |           |               |
| GRANTEE: WILLIAMS JAMES & ZO   |           |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS              |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2021] W54 S31 E54 N31\$. |  |  |  |  |  |  |  |  |  |  |  |

TRACT 26  
RAINBOW ACRES SUB UNR PLAT  
IN OR 2424/564

WILLIAMS JAMES & ZONYA L/E/  
95606 RAINBOW ACRES  
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5210-0026-0000



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 25               | MOD METAL        | 100          |                      |
| Roof Structur            | 10               | STEEL FRME       | 100          |                      |
| Roof Cover               | 12               | MODULAR MT       | 100          |                      |
| Interior Wall            | 07               | NONE             | 100          |                      |
| Interior Floop           | 03               | CONC FINSH       | 100          |                      |
| Air Condition            | 01               | NONE             | 100          |                      |
| Heating Type             | 01               | NONE             | 100          |                      |
| Bedrooms                 |                  | 0                | 100          |                      |
| Bathrooms                |                  | 0                | 100          |                      |
| Frame                    | 05               | STEEL            | 100          |                      |
| Stories                  | 0                | 0                | 100          |                      |
| Units                    |                  | 0                | 100          |                      |
| Occupancy                | 00               | NONE             | 100          |                      |
|                          |                  |                  |              |                      |
|                          |                  |                  |              |                      |
| Quality                  | 06               | Quality Level 06 |              |                      |
| 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                      | 500              | 100              | 500          | 10,849               |
|                          |                  |                  |              |                      |
| TOTALS                   | 500              |                  | 500          | 10,849               |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | % COND |
| 6500               | 01  | 500       | 63.2500     | 22.14          | 11,070         | 2021 | 2021 | 0    | 0    | 0 | 98.00  |

2 GARAGE RES - 100% - 2022

Heated Area: 500

HX Base Yr 2022

20

25

25

20

BAS  
2021

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| YE DATE  |  | LAND DATE | 05/30/2023 |