

WILLIAMS HUDSON & HARLIE
95606 RAINBOW ACRES RD
FERNANDINA BEACH, FL 32034

44-2N-28-5210-0026-0010



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor13LVT/LAMNT 100

Interior FinishNEWN/A 0

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4006.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,4001001,400203,490

FOP22030669,593

PTO3905202,907

TOTALS2,0101,486215,990

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B00002,404.00SF5.205.201002024202310012,501

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHANOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000115CSFR ACRES0OR0.000.001.09AC1.001.000.9075,000.0067,500.0073,575

REVIEW DATE11/29/2023BYDJTotal Acres: 1.09Total Land Value: 73,575Market: 0Agricultural: 0Common: 73,575PRINTED 08/06/2024 BY SYS

MARKET CHARACTERISTICS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,486116.2800145.35215,99020232023000.00100.00

1 SNGL FAM - 0% - 2024Heated Area: 1400HX Base Yr

PTO2024

BAS2024

FOP2024

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/30/2023MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE215,990

TOTAL MARKET OB/XF VALUE12,501

TOTAL LAND VALUE - MARKET73,575

TOTAL MARKET VALUE302,066

SOH/AGL Deduction0

ASSESSED VALUE302,066

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE302,066

TOTAL JUST VALUE302,066

NCON VALUE228,491

INCOME VALUE

PREVIOUS YEAR MKT VALUE73,575

Sales Data

OFF RECORD NumberDATETYPEINSTQU / V / I / RSN CD SALE PRICE

2575/05177/05/2022QC U V 11100

GRANTOR: WILLIAMS JAMES & ZONY

GRANTEE: WILLIAMS HUDSON & H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=100,10] W14 W26 W10 S28 E3 E44 E3 N28 \$
PTO=[YR=2024;ORIG=60,-5] E26 S15 W26 N15 \$
FOP=[YR=2024;ORIG=53,38] E44 S5 W44 N5 \$