

PT OF LOT 35
IN OR 1272/1159
RAINBOW ACRES SUB UNR

LEE TYSON R & JOAN T
95687 ALLIGATOR CREEK ROAD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5210-0035-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,600	100	1,600	164,404
BAS	136	100	136	13,974
BAS	408	100	408	41,923
FOP	500	30	150	15,413

TOTALS	2,644		2,294	235,715
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	1242	WD DECK A	0 100	0	0	400.00	SF	10.00	
3	0801	ASPHALT A	0 100	0	0	1,300.00	SF	3.00	
4	0681	POLE SHED	0 100	30	24	720.00	SF	15.00	

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	1.53

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,294	125.7732	119.48	274,087	1988	1995	0	0	0 14.00	86.00	
1 SINGLE FAM - 100% - 2005 Heated Area: 2144 HX Base Yr 2005												
BAS 2012 BAS 2012 BAS 1993 FOP 1993												

TOTAL OB/XF 11,078												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988
2	1242	WD DECK A	0 100	0	0	400.00	SF	10.00	10.00	100	2005	2005
3	0801	ASPHALT A	0 100	0	0	1,300.00	SF	3.00	3.00	100	2006	2006
4	0681	POLE SHED	0 100	30	24	720.00	SF	15.00	15.00	100	2008	2008

TOTAL OB/XF 11,078												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.53	AC		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		274,523	
TOTAL MARKET OB/XF VALUE		11,078	
TOTAL LAND VALUE - MARKET		114,750	
TOTAL MARKET VALUE		400,351	
SOH/AGL Deduction		189,074	
ASSESSED VALUE		211,277	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		161,277	
TOTAL JUST VALUE		400,351	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		390,801	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1272/1159	11/09/2004	WD	Q	I		167,500	
GRANTOR: CASTLE SHELIA S							
GRANTEE: LEE TYSON R & JOAN							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W50 BAS=[YR=2012] W17 S8 BAS=[YR=2012] S24 E17 FOP=[YR=1993] S10 E50 N10 W50\$ N24 W17\$ E17 N8\$ S32 E50 N32\$.									

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