PT OF LOT 42
IN OR 2399/947
RAINBOW ACRES UNR

SINKU-DANIELS TAYLOR A/SINKU ELIZABETH
95166 RAINBOW ACRES RD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5210-0042-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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
Quality	06	Quality Level 06

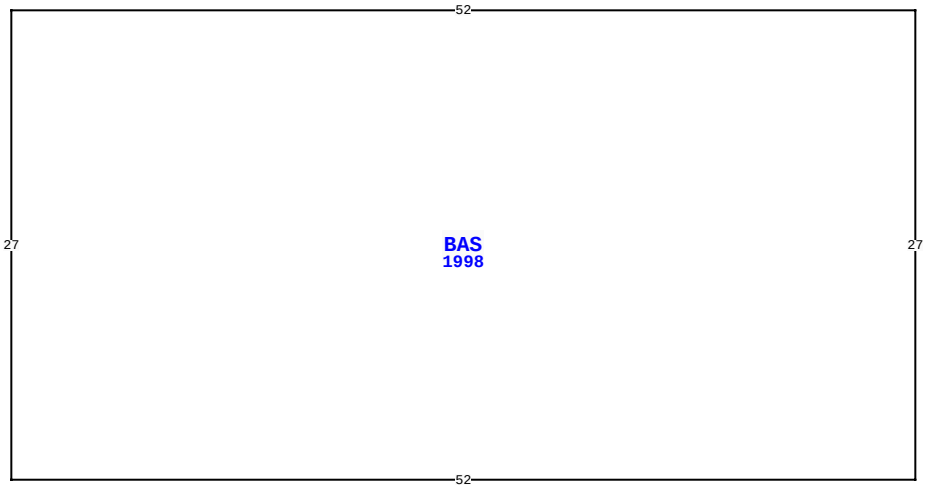
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	96,754
TOTALS	1,404		1,404	96,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	148.2000	111.15	156,055	1998	2008	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2021 Heated Area: 1404 HX Base Yr 2021



95166 RAINBOW ACRES RD, 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		96,754
TOTAL MARKET OB/XF VALUE		476
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		224,730
SOH/AGL Deduction		64,817
ASSESSED VALUE		159,913
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		109,913
TOTAL JUST VALUE		224,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2399/0947	10/07/2020	WD	Q	I	01	174,000
GRANTOR: EIBACH ARTHUR D II &						
GRANTEE: SINKU ELIZABETH & T						
1773/0711	12/23/2011	WD	U	I	12	82,300
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: EIBACH ARTHUR D II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W52 S27 E52 N27$.

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	1242	WD DECK A	0	100	10	7	70.00	SF	10.00	10.00	100	1999	1999	3	20	140	
2	1242	WD DECK A	0	100	12	14	168.00	SF	10.00	10.00	100	1999	1999	3	20	336	

LAND DESCRIPTION

TOTAL OB/XF 476

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.70	AC		1.00	1.00	1.00	75,000.00	75,000.00	127,500							

REVIEW DATE 04/05/2022 BY DJ Total Acres: 1.70 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS