

LOTS 49,50 & PRIVATE PARK  
TRACT IN OR 1011/1285  
RAINBOW ACRES SUB UNR PLAT

RICE SOPHIE A ET AL/LIVINGSTON GWYNETH L  
95441 ALLIGATOR CREEK  
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5210-0049-0000



| 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 70     |
| Interior Wall            | 04 | PLYWOOD 30     |
| Interior Floo            | 13 | LVT/LAMNT 60   |
| Interior Floo            | 14 | CARPET 40      |
| 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                    | 1  | 1 100          |
| BUD8 Adjustme            | 04 | DIST 01 100    |
| Occupancy                | 00 | NONE 100       |

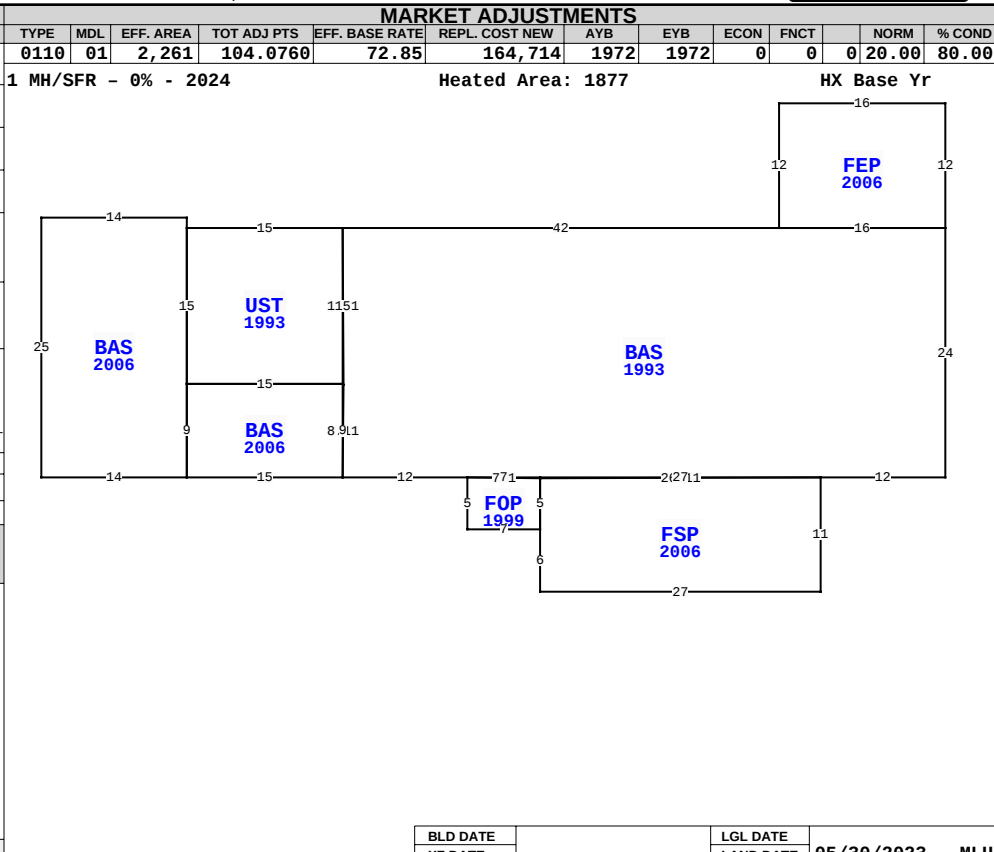
|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME      |

|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4006.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,392            | 100         | 1,392        | 81,126               |
| BAS       | 135              | 100         | 135          | 7,868                |
| BAS       | 350              | 100         | 350          | 20,398               |
| FEP       | 192              | 80          | 154          | 8,975                |
| FOP       | 35               | 30          | 10           | 583                  |
| FSP       | 297              | 40          | 119          | 6,935                |
| UST       | 225              | 45          | 101          | 5,886                |
| TOTALS    | 2,626            |             | 2,261        | 131,771              |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |                |           |         |             |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-----------|---------|-------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL |
| 1              | 0810       | CONCRETE A  | 0   | 0   | 0  | 0  | 140.00 | SF | 6.50  | 6.50           | 100       | 2000    | 2000        |
| 2              | 0510       | GARAGE WD-  | 0   | 0   | 30 | 24 | 720.00 | SF | 35.00 | 35.00          | 100       | 2000    | 2000        |
| 3              | 1242       | WD DECK A   | 0   | 0   | 0  | 0  | 360.00 | SF | 10.00 | 10.00          | 100       | 2010    | 2010        |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |           |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND |
| 1                | 000115   | C   | SFR ACRES            | 0   |     | OR       | 0.00  | 0.00  | 5.00        | AC        |     | 1.00      | 1.00   |



|                                            |  |  |  |  |  |  |  |  |  |
|--------------------------------------------|--|--|--|--|--|--|--|--|--|
| 95441 ALLIGATOR CREEK RD, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |
| BLD DATE                                   |  |  |  |  |  |  |  |  |  |
| XF DATE                                    |  |  |  |  |  |  |  |  |  |
| INC DATE                                   |  |  |  |  |  |  |  |  |  |
| LGL DATE                                   |  |  |  |  |  |  |  |  |  |
| LAND DATE                                  |  |  |  |  |  |  |  |  |  |
| AG DATE                                    |  |  |  |  |  |  |  |  |  |
| 05/30/2023 MLU                             |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 1 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 4              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 131,771     |
| TOTAL MARKET OB/XF VALUE  |  |  | 9,395       |
| TOTAL LAND VALUE - MARKET |  |  | 300,000     |
| TOTAL MARKET VALUE        |  |  | 441,166     |
| SOH/AGL Deduction         |  |  | 0           |
| ASSESSED VALUE            |  |  | 441,166     |
| TOTAL EXEMPTION VALUE     |  |  | 0           |
| BASE TAXABLE VALUE        |  |  | 441,166     |
| TOTAL JUST VALUE          |  |  | 441,166     |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 419,120     |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B0310910   | ADDITION    | 22,752 | 01/01/2003 |
| 996665     | GARAGE      | 18,000 | 12/01/1999 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2636/505                       | 5/02/2023 | FJ U      | I   | 11  |        | 0          |
| GRANTOR: WILLIAMS JANET THELMA |           |           |     |     |        |            |
| GRANTEE: LIVINGSTON GWYNETH    |           |           |     |     |        |            |
| 2636/503                       | 5/02/2023 | FJ U      | I   | 11  |        | 0          |
| GRANTOR: WILLIAMS JANET THELMA |           |           |     |     |        |            |
| GRANTEE: LIVINGSTON GWYNETH    |           |           |     |     |        |            |

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

| BUILDING DIMENSIONS                                                                      |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993;ORIG=-16,12] W42 D15.1R0.1 D8.11L0.1 E12 D0.1R7.1 U0.1R26.11 E12 N24 W16 \$ |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2006;ORIG=-73,12] N1 W14 S25 E14 N9 N15 \$                                       |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FSP=[YR=2006;ORIG=-39,41] S6 E27 N11 W27 S5 \$                                           |  |  |  |  |  |  |  |  |  |  |  |  |  |
| UST=[YR=1993;ORIG=-58,12] W15 S15 E15 N15 \$                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FEP=[YR=2006;ORIG=0,0] W16 S12 E16 N12 \$                                                |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2006;ORIG=-73,36] E15 N9 W15 S9 \$                                               |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=1999;ORIG=-46,36] S5 E7 N5 W7 \$                                                 |  |  |  |  |  |  |  |  |  |  |  |  |  |