

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 90
03 BELOW AVG. 10
03 GABLE/HIP 100
03 COMP SHNGL 100
04 PLYWOOD 50
05 DRYWALL 50
08 SHT VINYL 100
03 CENTRAL 100
04 AIR DUCTED 100
2 100
1 100

02 WOOD FRAME 100
1. 1. 100
0 100
04 DIST 01 100
00 NONE 100

03 Quality Level 03
0100 SINGLE FAMILY
MKT AREA 04
4006.00
AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE
BAS1,2401001,24098,907
DCK64106478
DCK84108638
FEP2248017914,277
FOP5630171,356
TOTALS1,6681,450115,657

MARKET ADJUSTMENTS

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

0100011,450105.3520100.08145,116197619800020.3079.70

1 SINGLE FAM - 100% - 1975Heated Area: 1240HX Base Yr 1975

FEP1993

DCK2018

BAS1993

FOP1993

DCK2018

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE115,657
TOTAL MARKET OB/XF VALUE1,799
TOTAL LAND VALUE - MARKET37,462
TOTAL MARKET VALUE154,918
SOH/AGL Deduction89,204
ASSESSED VALUE65,714
TOTAL EXEMPTION VALUEHX HB WX SL65,714
BASE TAXABLE VALUE0
TOTAL JUST VALUE154,918
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE149,570

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U V I RSN CD SALE PRICE

1921/05635/22/2014QC U I 11100

GRANTOR: COOK PATRICIA ANN
GRANTEE: COOK PATRICIA ANN
0085/03721/01/1968TA Q V2,100
GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FEP=[YR=1993] W14 S16 E14 N16\$ S16 W14 S3
DCK=[YR=2018] W8 S8 E8 N8\$ S21 E24 DCK=[YR=2018] S6 E14 N6
W14\$ FOP=[YR=1993] E14 N4 W14 S4\$ N4 E14 N36\$.

LAND DESCRIPTION

TOTAL OB/XF1,799

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCT UNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000006OR0.000.000.37AC1.001.001.3575,000.00101,250.0037,462

EXTRA FEATURES

95070 RAINBOW ACRES RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/30/2023MLU

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

10940SHEDS/PORT010000112.00SF20.1020.1010019761976320450

20940SHEDS/PORT01001016160.00SF30.0030.0010019961996320960

30681POLE SHED0100129108.00SF15.0015.0010019961996324389

REVIEW DATE03/19/2019BYKW

Total Acres: 0.37Total Land Value: 37,462Market: 0Agricultural: 0Common: 37,462PRINTED 08/06/2024 BY SYS