PT LOT 55 & PRIVATE PARK TRACT
IN OR 972/92
RAINBOW ACRES SUB UNR PLAT

HALL LOWELL & SHARON
95036 RAINBOW ACRES RD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5210-0055-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

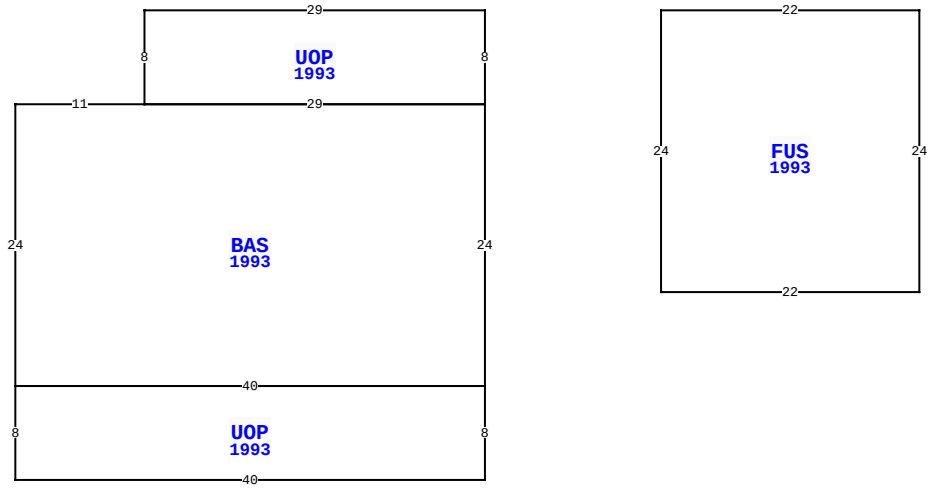
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 70
Interior Wall	05	DRYWALL 30
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	960	100	960	77,899
FUS	528	100	528	42,845
UOP	232	20	46	3,733
UOP	320	20	64	5,194
TOTALS	2,040		1,598	129,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,598	108.8136	103.37	165,185	1980	1980	0	0	0	21.50	78.50

1 SINGLE FAM – 100% - 2014 Heated Area: 1488 HX Base Yr 2014



95036 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		129,670
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		220,870
SOH/AGL Deduction		111,767
ASSESSED VALUE		109,103
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		59,103
TOTAL JUST VALUE		220,870
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9905944	FOUNDATION	4,000	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0972/0092	2/22/2001	WD	U	I	01	18,000
GRANTOR: COURSON CHARLES ET AL						
GRANTEE: HALL LOWELL & SHARO						
0868/1760	2/22/1999	WD	Q	I		25,000
GRANTOR: BRIGHTWELL WILLIAM T						
GRANTEE: COURSON CHARLES A &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W29 S8 BAS=[YR=1993] W11 S24 UOP=[YR=1993] S8 E40 N8 W40$ E40 N24 W29$ E29 N8$ PTR=E15 FUS=[YR=1993] E22 S24 W22 N24$ W15$.

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	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	2002	2002	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	000115	C	SFR ACRES	100		RS-E	0.00	0.00	1.20	AC		1.00	1.00	1.00	75,000.00	75,000.00	90,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.20 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS