

LOTS 60,61 & PRIVATE PARK
TRACT IN OR 2688/189
RAINBOW ACRES SUB UNR PLAT

MULHOLLAND TERESA & WILLIAM
95244 ARBOR LN
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5210-0060-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

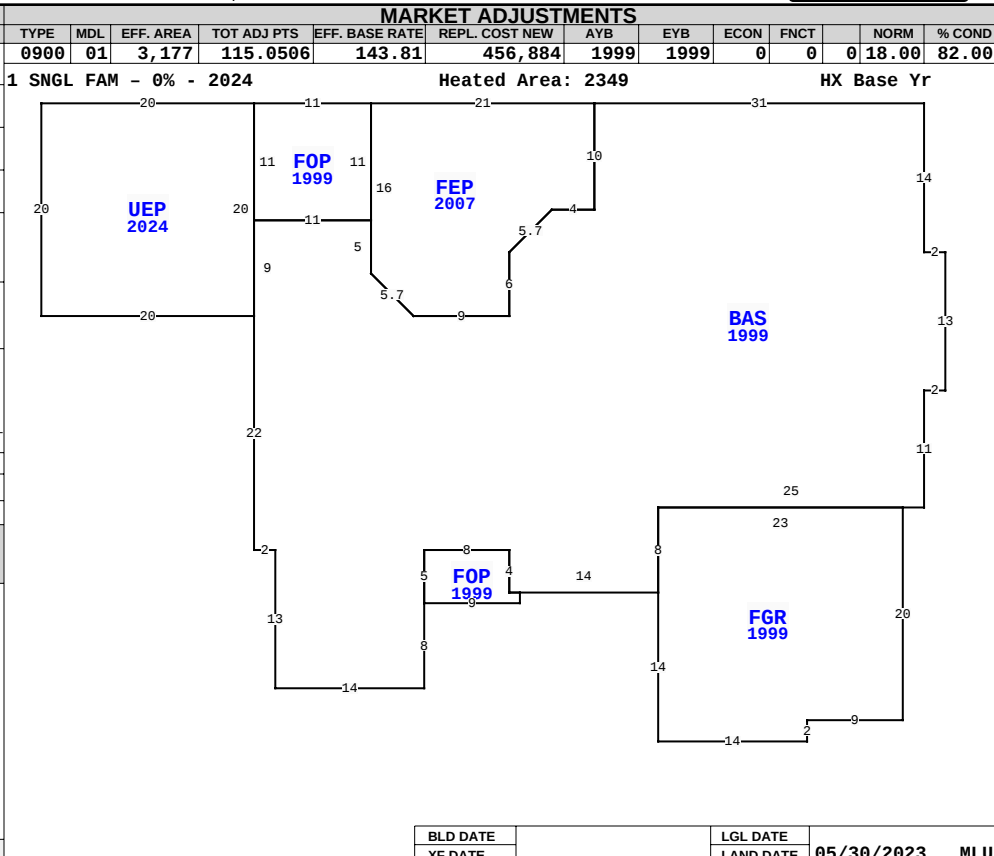
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,349	100	2,349	277,004
FEP	340	80	272	32,075
FGR	488	55	268	31,604
FOP	41	30	12	1,415
FOP	121	30	36	4,245
UEP	400	60	240	28,301

TOTALS	3,739		3,177	374,645
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	3,376.00	SF	6.50
2	0510	GARAGE WD-	0	0	32	24	768.00	SF	35.00
3	0681	POLE SHED	0	0	11	28	308.00	SF	15.00
4	1127	BRICK 8"	0	0	0	0	40.00	SF	11.00
5	0855	CONC PAVER	0	0	0	0	264.00	SF	10.00
6	0350	CARPORT WD	0	0	15	22	330.00	SF	13.00
7	0462	ST/AL FNC	0	0	340	0	1,700.00	SF	10.00
8	0092	AUTO GATE	0	0	0	0	1.00	UT	1,400.00

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	0		RS-E	0.00	0.00	5.32



TOTAL OB/XF 44,750														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000115	C	SFR ACRES	0		RS-E	0.00	0.00	5.32	AC		1.00	1.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		374,645	
TOTAL MARKET OB/XF VALUE		44,750	
TOTAL LAND VALUE - MARKET		399,000	
TOTAL MARKET VALUE		818,395	
SOH/AGL Deduction		0	
ASSESSED VALUE		818,395	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		818,395	
TOTAL JUST VALUE		818,395	
NCON VALUE		20,763	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		784,570	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240006457	NEW INGROUND SWIM	94,000	05/30/2024
B1801853	REPAIR/RRF	6,000	03/01/2018
9964482	XFOB	19,200	11/01/1999
9905912	NEW CONSTR	157,964	03/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2688/189	1/04/2024	WD	Q	I	01
GRANTOR: CUTTINO MARION L					
GRANTEE: MULHOLLAND TERESA &					
1870/0678	7/17/2013	WD	Q	I	02
GRANTOR: NUNEZ LINDA D					
GRANTEE: CUTTINO DAVID W III					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1999;ORIG=0,0] W31 S10 W4 D4L4 S6 W9 U4L4 N5 W11 S9 S22 E2 S13 E14 N8 N5 E8 S4 E14 N8 E25 N11 E2 N13 W2 N14 \$									
FGR=[YR=1999;ORIG=-25,46] S14 E14 N2 E9 N20 W23 S8 \$									
FEP=[YR=2007;ORIG=-31,0] W21 S16 D4R4 E9 N6 U4R4 E4 N10 \$									
FOP=[YR=1999;ORIG=-52,0] W11 S11 E11 N11 \$									
FOP=[YR=1999;ORIG=-47,47] E9 N1 W1 N4 W8 S5 \$									
UEP=[YR=2024;ORIG=-63,0] W20 S20 E20 N20 \$									