BLOCK 1 LOT 18
R787906 & R787907
IN OR 2124/938

LEE BRENDA
95024 RAINTREE LN
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0150-0001-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
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	05	Quality Level 05

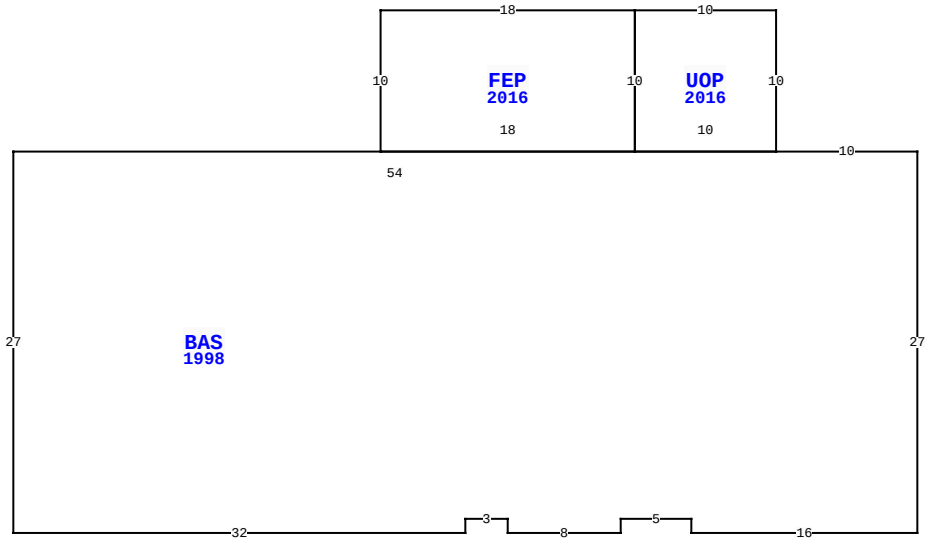
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100	1998	1,720	65,052
FEP	180	85	2016	153	5,787
UOP	100	25	2016	25	946
TOTALS	2,000			1,898	71,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,898	148.3200	126.07	239,281	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2001 Heated Area: 1873 HX Base Yr 2001



95024 RAINTREE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		71,784
TOTAL MARKET OB/XF VALUE		3,923
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		175,707
SOH/AGL Deduction		102,058
ASSESSED VALUE		73,649
TOTAL EXEMPTION VALUE	HX HB DX	53,649
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		175,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982089	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2124/0938	6/05/2017	QC	U	I	11	100
GRANTOR: LEE BRENDA & KEVIN						
GRANTEE: LEE BRENDA						
0909/1435	12/01/1999	WD	U	I	15	87,000
GRANTOR: WALLACE LANCE A						
GRANTEE: LEE KEVIN & BRENDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W10 UOP=[YR=2016] N10 W10 FEP=[YR=2016] W18 S10 E18 N10$ S10 E10$ W54 S27 E32 N1 E3 S1 E8 N1 E5 S1 E16 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	6	16	96.00	SF	10.00	10.00	100	1998	1998	3	20	192	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
3	0351	CARPORT MT	0	100	24	24	576.00	SF	6.00	6.00	100	2008	2008	3	31	1,071	

LAND DESCRIPTION

TOTAL OB/XF 3,923

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	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 03/07/2022 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS