

BLOCK 1 LOT 23
R621790 & R621791
IN OR 1011/1532

HALL DIANE MARIE
95172 RAINTREE LN
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0150-0001-0230



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																										
Exterior Wall	30	VINYL 100	0800	02	1,456	141.1200	119.95	174,647	1995	1998	0	0	0	60.00	40.00	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2003													Heated Area: 1456										HX Base Yr 2003															
Roof Cover	03	COMP SHNGL 100	28 BAS 1995 28																																						
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 90																																							
Interior Floo	08	SHT VINYL 10																																							
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	1,456	100	1995	1,456	69,859																																				
TOTALS			1,456			1,456	69,859																																		
EXTRA FEATURES						95172 RAINTREE LN, FERNANDINA BEACH																																			
L N	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	12	21	252.00	SF	10.00	10.00	100	1995	1995	3	20	504																										
2	1242	WD DECK A	0 100	16	8	128.00	SF	10.00	10.00	100	2017	2017	3	74	947																										
LAND DESCRIPTION						TOTAL OB/XF 1,451																																			
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	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					