BLOCK 1 LOT 24
IN OR 914/1362
9D630366LA 9D630366LB &

LIGHTSEY JAMES H & MARY LYNN
95194 RAINTREE LN
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0150-0001-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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	06	Quality Level 06

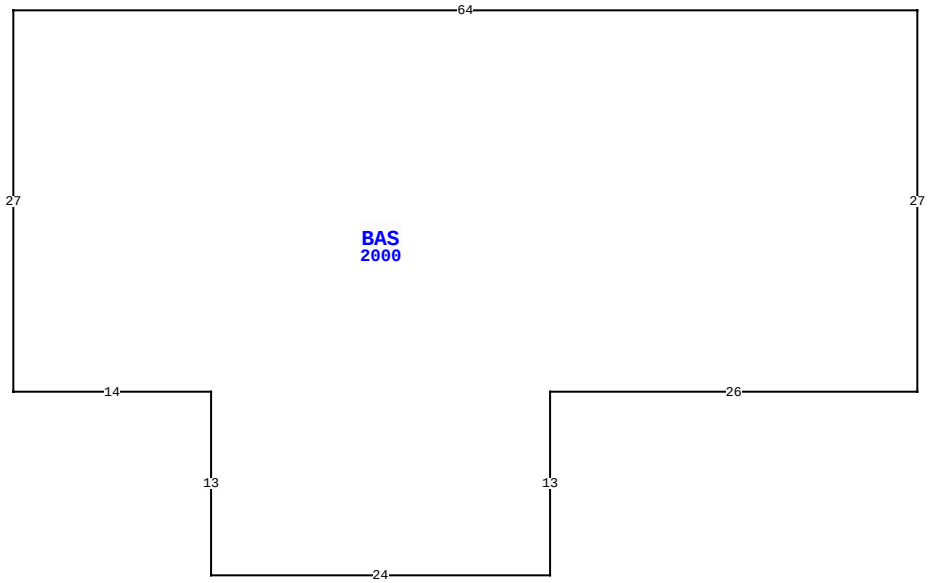
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2000	2,040	126,816
TOTALS	2,040			2,040	126,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,040	152.3600	129.51	264,200	1999	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2001 Heated Area: 2040 HX Base Yr 2001



95194 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		126,816
TOTAL MARKET OB/XF VALUE		4,136
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		230,952
SOH/AGL Deduction		151,781
ASSESSED VALUE		79,171
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		28,449
TOTAL JUST VALUE		230,952
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH02996	MH MOVE-ON	0	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0914/1362	1/07/2000	WD	U	V		22,900
GRANTOR: BARNARD RUSSELL JR &J						
GRANTEE: LIGHTSEY JAMES & MA						
0791/1646	4/30/1997	WD	Q	V		17,500
GRANTOR: SHEFFIELD WILLIAM						
GRANTEE: BARNARD RUSSELL W J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W64 S27 E14 S13 E24 N13 E26 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	1242	WD DECK A	0	100	0	0	194.00	SF	10.00	10.00	100	2000	2000	3	20	388	
3	0752	USP	0	100	13	13	169.00	SF	15.00	15.00	100	2005	2005	3	36	913	

LAND DESCRIPTION

TOTAL OB/XF 4,136

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