BLOCK 1 LOT 25
BIG OAK PB 5/357

**YOUNGBLOOD CHRISTINA MICHELLE & JULIAN THOMAS**
95222 RAINTREE LN
FERNANDINA BEACH, FL 32034

**2025**

**32-2N-28-0150-0001-0250**

## BUILDING CHARACTERISTICS

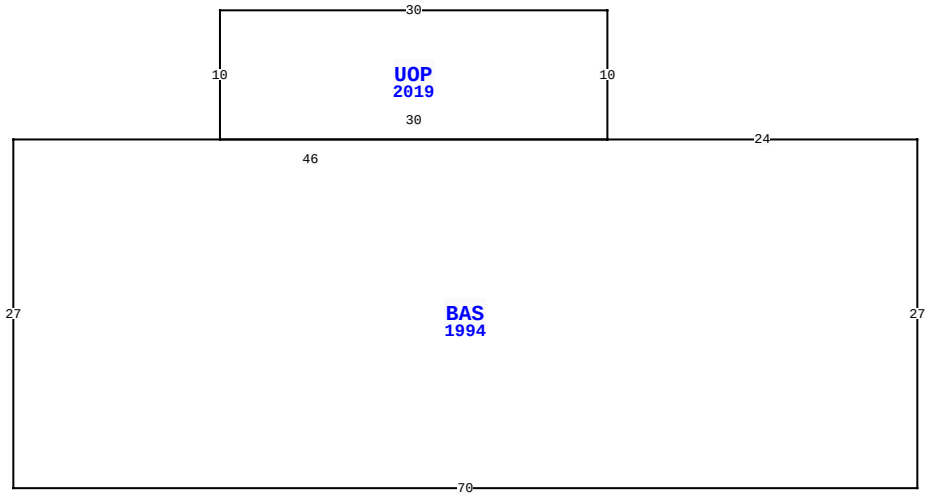
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 1,890 | 100 | 1994 | 1,890 | 124,707 |
| UOP | 300 | 25 | 2019 | 75 | 4,949 |
| TOTALS | 2,190 | | | 1,965 | 129,656 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,965 | 149.2800 | 126.89 | 249,339 | 1994 | 2004 | 0 | 0 | 0 | 48.00 | 52.00 |

1 M/H 94+ – 100% - 2025 Heated Area: 1890 HX Base Yr 2025




95222 RAINTREE LN, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 129,656 |
| TOTAL MARKET OB/XF VALUE | | 8,304 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 237,960 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 237,960 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 187,238 |
| TOTAL JUST VALUE | | 237,960 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 247,635 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | MH MOVE-ON | 0 | 07/16/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2755/54 | 12/09/2024 | WD | Q | I | 01 | 295,000 |
| GRANTOR: COATS CHRISTOPHER L & | | | | | | |
| GRANTEE: YOUNGBLOOD CHRISTIN | | | | | | |
| 2326/0621 | 12/04/2019 | WD | Q | I | 01 | 175,000 |
| GRANTOR: BONACCHI THOMAS J & C | | | | | | |
| GRANTEE: COATS CHRISTOPHER L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1994] W24 UOP=[YR=2019] N10 W30 S10 E30$ W46 S27 E70 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 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 12 | 96.00 | SF | 20.10 | 20.10 | 100 | 1994 | 1994 | 3 | 20 | 386 | |
| 2 | 0681 | POLE SHED | 0 | 100 | 8 | 12 | 96.00 | SF | 15.00 | 15.00 | 100 | 1994 | 1994 | 3 | 20 | 288 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1994 | 1994 | 3 | 74 | 2,590 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 16 | 9 | 144.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 22 | 317 | |
| 5 | 0351 | CARPORT MT | 0 | 100 | 24 | 24 | 576.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 82 | 4,723 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,304

| 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 02/14/2020 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS