BLOCK 1 LOT 26
BIG OAK PB 5/357

GREEN MICHAEL T & JEANETTE G
95256 RAINTREE LANE
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0150-0001-0260

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	08	SHT VINYL 100
Interior Floo	14	CARPET 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

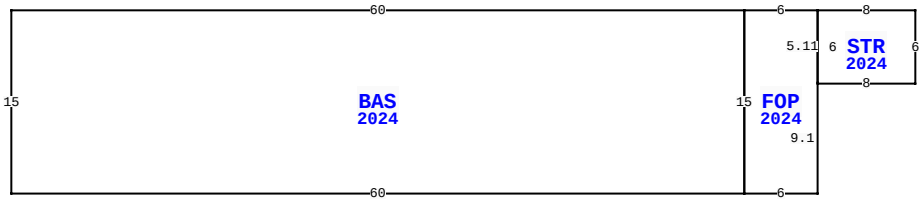
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2024	900	84,716
FOP	90	30	2024	27	2,541
STR	48	10	2024	5	470
TOTALS	1,038			932	87,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	932	113.0000	96.05	89,519	2022	2022	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2025 Heated Area: 900 HX Base Yr 2025



95256 RAINTREE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		87,729
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		187,729
SOH/AGL Deduction		0
ASSESSED VALUE		187,729
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,007
TOTAL JUST VALUE		187,729
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230006967			05/30/2023
MH230005379	SWMH REP		04/25/2023
95-1019	MH MOVE-ON	0	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/659	3/08/2024	WD	Q	I	01	202,000
GRANTOR: MUNCY MARY F						
GRANTEE: GREEN MICHAEL T & J						
0735/0248	7/28/1995	WD	Q	V		19,500
GRANTOR: SHEFFIELD WILLIAM F						
GRANTEE: MUNCY LEON SR & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-60,-10] E60 S15 W60 N15 $
FOP=[YR=2024;ORIG=0,-10] E6 D5.11L0 D9.1R0 W6 N15 $
STR=[YR=2024;ORIG=6,-10] E8 S6 W8 N6 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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