

JOHNSON ELIZABETH A
95049 RAINTREE LN
FERNANDINA BEACH, FL 32034

32-2N-28-0150-0002-0110

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
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.			
Units		1. 100 0 100			
Quality	04	Quality Level 04			
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	1,296	100	1995	1,296	44,934
UOP	140	25	2021	35	1,214
UOP	288	25	2021	72	2,496
TOTALS	1,724			1,403	48,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,403	135.9600	115.57	162,145	1995	1995	0	0	0 70.00	30.00

1 M/H 94+ - 100% - 1996 Heated Area: 1296 HX Base Yr 1996

Diagram showing building footprint and market adjustments:

Basement (BAS) 1995, UOP 2021, UOP 2021

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		48,644	
TOTAL MARKET OB/XF VALUE		1,009	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		149,653	
SOH/AGL Deduction		92,390	
ASSESSED VALUE		57,263	
TOTAL EXEMPTION VALUE		HX HB WX SX	57,263
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		149,653	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		128,973	

PERMIT NUM DESCRIPTION AMT ISSUED

M1706437 H/AC 0 10/01/2017

95-1050 MH MOVE-ON 0 09/01/1995

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

0730/1953 6/06/1995 WD Q V 14,900

GRANTOR:SHEFFIELD WILLIAM F

GRANTEE:JOHNSON GARY A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W24 UOP=[YR=2021] N10 W14 S10 E14\$ W24 S27

UOP=[YR=2021] S8 E36 N8 W36\$ E48 N27\$.

EXTRA FEATURES

95049 RAINTREE LN, FERNANDINA BEACH

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

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	0940	SHEDS/PORT	0 100	8 16	128.00	SF	20.10	20.10	100	1995	1995	3	20	515	
2	0350	CARPORT WD	0 100	12 24	288.00	SF	7.80	7.80	100	2005	2005	3	22	494	

LAND DESCRIPTION TOTAL OB/XF 1,009

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