BLOCK 2 LOT 12
BIG OAK PB 5/357

IVEY WILLIAM A SR & MIRANDA KAY
95079 RAINTREE LANE
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0150-0002-0120

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

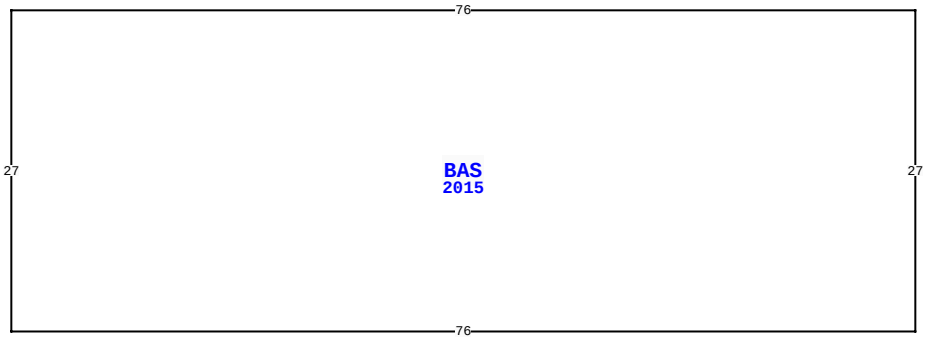
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2015	2,052	151,745
TOTALS	2,052			2,052	151,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	116.0000	98.60	202,327	2015	2015	0	0	0	25.00	75.00

2 M/H 94+ – 100% - 2024 Heated Area: 2052 HX Base Yr 2024



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

95079 RAINTREE LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		151,745
TOTAL MARKET OB/XF VALUE		6,437
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		258,182
SOH/AGL Deduction		16,808
ASSESSED VALUE		241,374
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		190,652
TOTAL JUST VALUE		258,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145607	CO ISSUED	0	01/22/2015
MH145607	MH MOVE-ON	0	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2662/1567	8/18/2023	QC	U	I	11	100
GRANTOR: ALCORN MIRANDA KAY						
GRANTEE: IVEY WILLIAM A SR &						
1958/0839	1/21/2015	WD	U	I	11	100
GRANTOR: THOMPSON VINSON L & P						
GRANTEE: THOMPSON VINSON L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W76 S27 E76 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	24	12	288.00	SF	18.00	18.00	100	2016	2016	3	70	3,629	
2	0681	POLE SHED	0	100	14	24	336.00	SF	15.00	15.00	100	1999	1999	3	26	1,310	
3	0681	POLE SHED	0	100	16	8	128.00	SF	15.00	15.00	100	2016	2016	3	78	1,498	

LAND DESCRIPTION

TOTAL OB/XF 6,437

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