BLOCK 2 LOT 13
BIG OAK PB 5/357

RINCK MARIE L/E/
95101 RAINTREE LN
FERNANDINA BEACH, FL 32034-7109

2025

32-2N-28-0150-0002-0130

NASSAU COUNTY PROPERTY

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	14	CARPET 90
Interior Floo	12	HARDWOOD 10
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

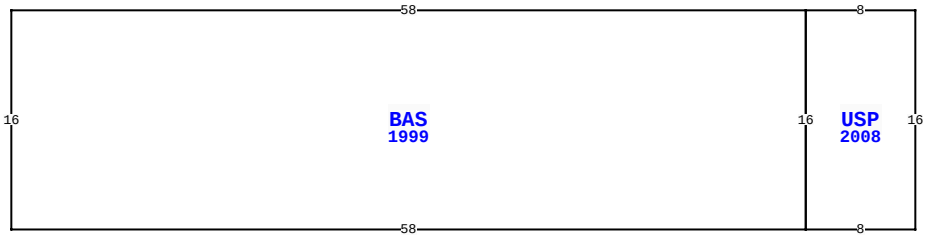
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	928	100	1999	928	33,847
USP	128	50	2008	64	2,334
TOTALS	1,056			992	36,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	992	122.6000	104.21	103,376	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2008 Heated Area: 928 HX Base Yr 2008



95101 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		36,182
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		136,182
SOH/AGL Deduction		87,638
ASSESSED VALUE		48,544
TOTAL EXEMPTION VALUE	HX HB SX	48,544
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		136,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
99 2530	MH MOVE-ON	0	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2764/349	1/30/2025	LE	U	I	11	100
GRANTOR: RINCK MARIE						
GRANTEE: RINCK MELANIE ELIZA						
1511/0638	7/09/2007	WD	Q	I		76,000
GRANTOR: MCCRANIE DANIEL I SR						
GRANTEE: RINCK MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2008] W8 BAS=[YR=1999] W58 S16 E58 N16$ S16 E8 N16$.

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 03/22/2019 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS