BLOCK 2 LOT 14
BIG OAK PB 5/357

LOVE HALEY
95135 RAINTREE LN
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0150-0002-0140

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

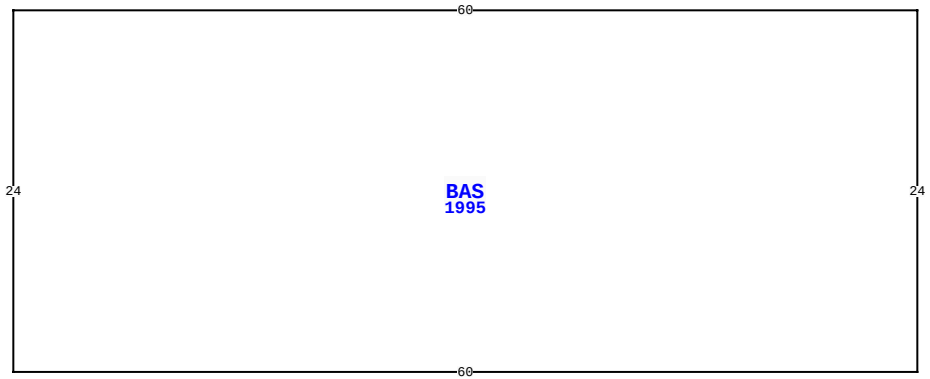
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1995	1,440	88,701
TOTALS	1,440			1,440	88,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	134.2000	114.07	164,261	1995	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2024 Heated Area: 1440 HX Base Yr 2024



95135 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		88,701
TOTAL MARKET OB/XF VALUE		4,276
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		192,977
SOH/AGL Deduction		17,450
ASSESSED VALUE		175,527
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,805
TOTAL JUST VALUE		192,977
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210295	GARAGE	13,200	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2664/988	8/17/2023	WD	Q	I	01	219,000
GRANTOR: CREPPEL ANGELA						
GRANTEE: LOVE HALEY						
2292/1885	7/20/2019	QC	U	I	11	100
GRANTOR: WEAKLEY DONALD LLOYD						
GRANTEE: CREPPEL ANGELA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W60 S24 E60 N24$.

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	1242	WD DECK A	0	100	12	9	108.00	SF	10.00	10.00	100	1999	1999	3	20	216	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2002	2002	3	29	4,060	

LAND DESCRIPTION

TOTAL OB/XF 4,276

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