BLOCK 2 LOT 17 IN OR 706/1031
BIG OAK PB 5/357

WEST WILLIAM F/WEST DIANA M
95215 RAINTREE LN
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0150-0002-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

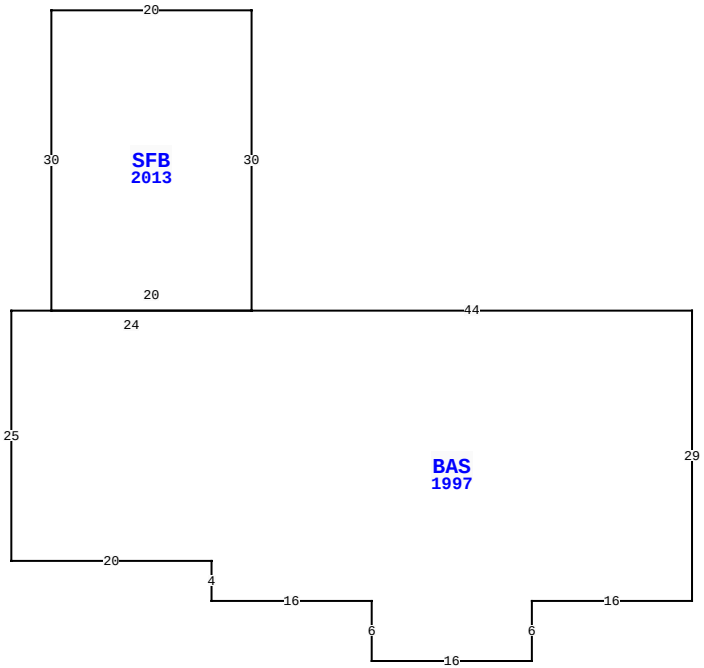
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,988	100	1997	1,988	240,876
SFB	600	80	2013	480	58,160
TOTALS	2,588			2,468	299,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,468	105.5040	139.27	343,718	1986	1997	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 1998 Heated Area: 2468 HX Base Yr 1998



95215 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		352,652
TOTAL MARKET OB/XF VALUE		6,582
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		459,234
SOH/AGL Deduction		257,980
ASSESSED VALUE		201,254
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		150,532
TOTAL JUST VALUE		459,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704690	GARAGE	13,707	05/01/2017
B1700477	WINDOW/DOORS	1,175	03/01/2017
B1428515	40X60 STRG	40,781	03/01/2014
962619	NEW CONSTR	0	07/16/1996
94-01220	HOUSEMVING	10,000	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0706/1031	6/08/1994	WD	Q	V		17,500

GRANTOR: SHEFFIELD WILLIAM F
GRANTEE: WEST WILLIAM F & DI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W44 SFB=[YR=2013] N30 W20 S30 E20$ W24 S25 E20 S4 E16 S6 E16 N6 E16 N29$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	100	1997	1997	3	72	374	
3	0811	CONCRETE B	0	100	0	0	860.00	SF	5.20	5.20	100	2000	2000	3	77	3,443	

LAND DESCRIPTION

TOTAL OB/XF 6,582

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 03/06/2024 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

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BIG OAK PB 5/357

WEST WILLIAM F/WEST DIANA M
95215 RAINTREE LN
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0150-0002-0170

BUILDING CHARACTERISTICS

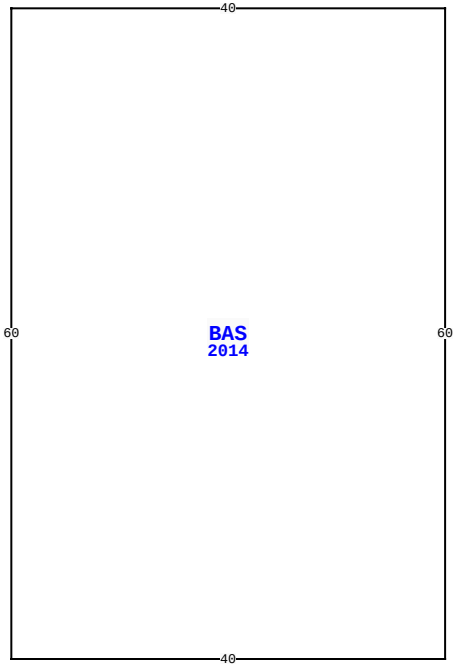
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
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	2,400	100	2014	2,400	44,536
TOTALS	2,400			2,400	44,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,400	56.3500	20.85	50,040	2014	2014	0	0	0	11.00	89.00

2 GARAGE RES – 100% - 1998 Heated Area: 2400 HX Base Yr 1998



95215 RAINTREE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		352,652
TOTAL MARKET OB/XF VALUE		6,582
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		459,234
SOH/AGL Deduction		257,980
ASSESSED VALUE		201,254
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		150,532
TOTAL JUST VALUE		459,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0706/1031	6/08/1994	WD	Q	V		17,500

GRANTOR: SHEFFIELD WILLIAM F

GRANTEE: WEST WILLIAM F & DI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=40,10] E40 S60 W40 N60 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/06/2024 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

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BIG OAK PB 5/357

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95215 RAINTREE LN
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0150-0002-0170

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

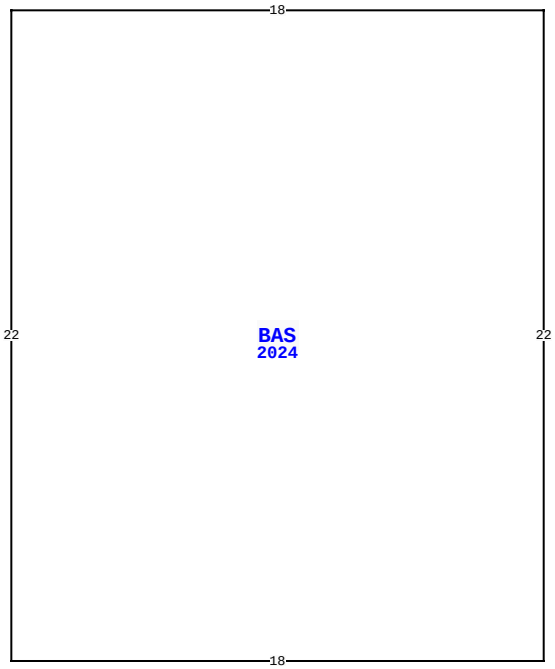
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	396	100	2024	396	9,081
TOTALS	396			396	9,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	396	63.2500	23.40	9,266	2022	2022	0	0	0	2.00	98.00

3 GARAGE RES – 100% - 2024 Heated Area: 396 HX Base Yr 1998



95215 RAINTREE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

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Tax Group: 4	Tax Dist:	
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PREVIOUS YEAR MKT VALUE		427,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0706/1031	6/08/1994	WD	Q	V		17,500

GRANTOR: SHEFFIELD WILLIAM F

GRANTEE: WEST WILLIAM F & DI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=62,10] E18 S22 W18 N22 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/06/2024 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS