BLOCK 2 LOT 18
BIG OAK PB 5/357

JONES DARBY LANE & AUSTIN STERLLING
95241 RAINTREE LANE
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0150-0002-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

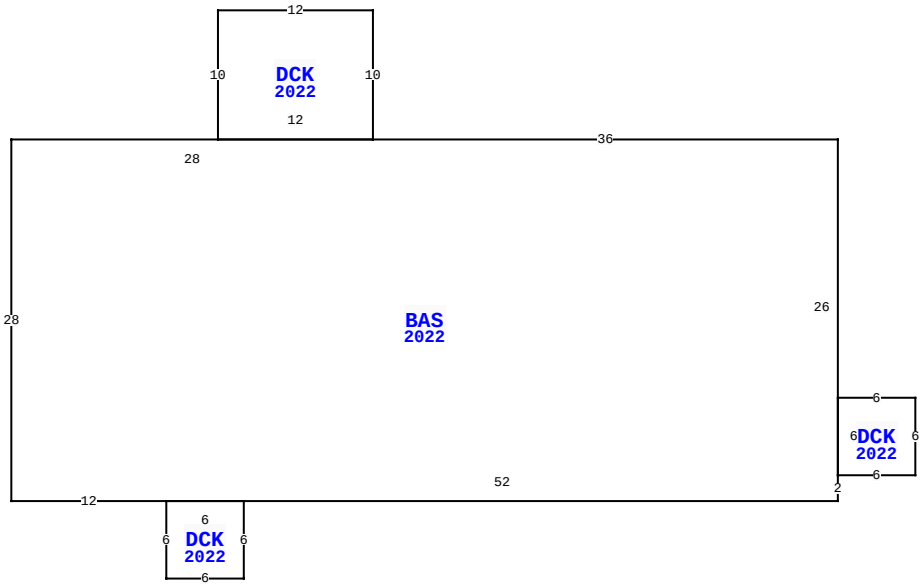
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	2022	1,792	49,717
DCK	36	15	2022	5	139
DCK	36	15	2022	5	139
DCK	120	15	2022	18	500
TOTALS	1,984			1,820	50,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,820	115.6000	92.48	168,314	1989	1989	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2025 Heated Area: 1792 HX Base Yr 2025



95241 RAINTREE LN, FERNANDINA BEACH

BLD DATE	06/02/2009	RK	LGL DATE	05/09/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		50,494
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		150,494
SOH/AGL Deduction		0
ASSESSED VALUE		150,494
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,772
TOTAL JUST VALUE		150,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO22-896	CO ISSUED	0	01/24/2022
MH22-896	MH MOVE-ON	0	01/14/2022
94-735	MH MOVE-ON	0	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/669	12/14/2023	QC	U	I	11	100
GRANTOR: SILVA DAVID & IDA L						
GRANTEE: JONES DARBY LANE &						
1474/1564	1/29/2007	QC	U	I	21	100
GRANTOR: LANE JESSIE L II & ME						
GRANTEE: SILVA DAVID & IDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W36 DCK=[YR=2022] N10 W12 S10 E12$ W28 S28 E12 DCK=[YR=2022] S6E6N6W6$ E52 N2 DCK=[YR=2022] E6N6 W6S6$ N26$.

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
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 02/07/2022 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS