TRACT 3
FPL ESMT IN OR 867/1705
RAINBOW ACRES SUB UNR PLAT

PRATT JOHN EDWARD/WRIGHT STEPHANIE NICOLE
2700 MIZELL AVENUE #103A
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5210-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

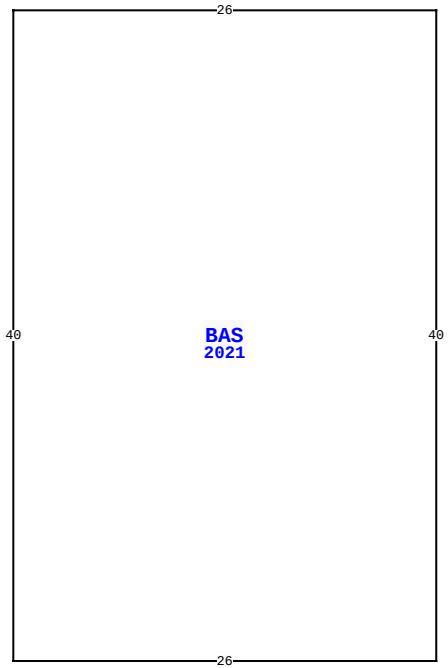
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2021	1,040	22,173
TOTALS	1,040			1,040	22,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	59.4000	21.98	22,859	2021	2021	0	0	0	3.00	97.00

1 GARAGE RES – 0% - 2023 Heated Area: 1040 HX Base Yr



95538 ARBOR 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	22,173
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	272,173
SOH/AGL Deduction	42,614
ASSESSED VALUE	229,559
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,559
TOTAL JUST VALUE	272,173
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112848	GARAGE	53,331	09/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2596/0444	10/12/2022	WD	Q	I	01	215,000
GRANTOR: MARCUM WILLIAM L &						
GRANTEE: PRATT JOHN EDWARD &						
2439/0305	3/02/2021	WD	Q	V	01	139,000
GRANTOR: HATTON THOMAS E						
GRANTEE: MARCUM WILLIAM L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W26 S40 E26 N40$.

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	0		OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	100,000.00	100,000.00	250,000							

REVIEW DATE 02/22/2022 BY DJ Total Acres: 2.50 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS