

TRACT 15
IN OR 2636/1250
RAINBOW ACRES SUB UNR

MATTIOLY SERGIO EDUARDO BORGES & MARILIA CUNHA
95148 BLUE LANE
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5210-0015-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	PAGE 1 of 1 4													
Exterior Wall	01	MINIMUM 100	0100	01	2,129	42.3360	42.34	90,142	1960	1960	0	0	95	50.00	20.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2024														Heated Area: 1766												
Roof Cover	01	MINIMUM 100															HX Base Yr												
Interior Wall	01	MINIMUM 100																											
Interior Floo	02	MIN PLYWD 100																											
Air Condition	02	WINDOW 100																											
Heating Type	03	FORCED AIR 100																											
Bedrooms		2 100																											
Bathrooms		1 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
Units		0 100																											
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	NONE 100																											
Quality			01	Quality Level 01																									
DOR CODE			0100 SINGLE FAMILY																										
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	578	100	1993	578	4,895																								
FUS	1,188	100	1993	1,188	10,060																								
UOP	296	20	1993	59	500																								
UST	676	45	1993	304	2,574																								
TOTALS			2,738		2,129	18,028																							
EXTRA FEATURES						95305 RAINBOW ACRES RD, FERNANDINA BEACH																							
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												
1	0810	CONCRETE A	0	0	29	4	116.00	SF	6.50	6.50	100	1970	1970	3	20	151													
2	0940	SHEDS/PORT	0	0	12	16	192.00	SF	20.10	20.10	100	1995	1995	3	20	772													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	OR	0.00	0.00	2.60	AC		1.00	1.00	0.40	100,000.00	40,000.00	104,000												
REVIEW DATE 01/31/2025 BY NWX Total Acres: 2.60 Total Land Value: 104,000 Market: 0 Agricultural: 0 Common: 104,000 PRINTED 07/30/2025 BY SYS																													