PT OF LOTS 23 & 22
IN OR 1902/1843
{2003 SKYO TW/MH}

CUNNINGHAM BRADLEY S & DIANA
95555 RAINBOW ACRES ROAD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5210-0023-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

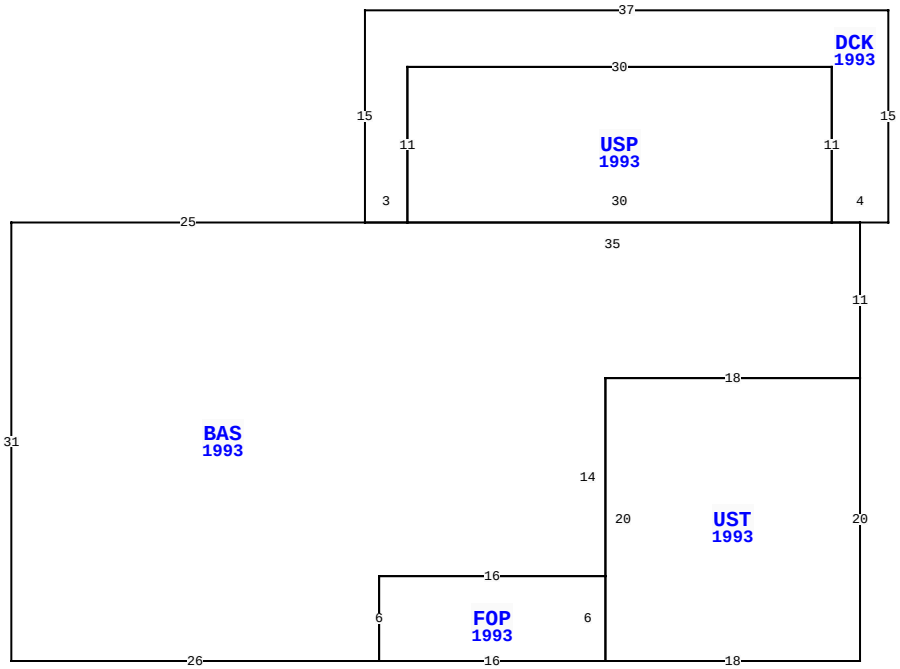
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	07	CORK/VTILE 80
Interior Floo	09	PINE WOOD 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,404	100	1993	1,404	45,730
DCK	225	10	1993	22	717
FOP	96	30	1993	29	945
USP	330	30	1993	99	3,225
UST	360	45	1993	162	5,277
TOTALS	2,415			1,716	55,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,716	92.4000	92.40	158,558	1975	1975	0	0	40	24.75	35.25

1 SINGLE FAM – 100% - 2015 Heated Area: 1404 HX Base Yr 2015



95555 RAINBOW ACRES RD, 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		174,184
TOTAL MARKET OB/XF VALUE		6,634
TOTAL LAND VALUE - MARKET		249,000
TOTAL MARKET VALUE		429,818
SOH/AGL Deduction		260,101
ASSESSED VALUE		169,717
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		118,995
TOTAL JUST VALUE		429,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808054	REPAIR/RRF	10,000	10/01/2018
MHU03407	MH MOVE-ON	0	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1902/1843	2/14/2014	WD	Q	I	01	176,000

GRANTOR: LANE BOBBY L & SUSAN
GRANTEE: CUNNINGHAM BRADLEY

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W37 S15 BAS=[YR=1993] W25 S31 E26
FOP=[YR=1993] E16 UST=[YR=1993] E18 N20 W18 S20 $ N6 W16 S6
$ N6 E16 N14 E18 N11 W35 $ E3 USP=[YR=1993] E30 N11 W30 S11
$ N11 E30 S11 E4 N15 $.

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	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	100	1975	1975	3	25	520	
2	0511	GARAGE CB-	0	100	18	24	432.00	SF	40.00	40.00	100	1975	1975	3	25	4,320	
3	1242	WD DECK A	0	100	0	0	506.00	SF	10.00	10.00	100	2003	2003	3	20	1,012	
4	1242	WD DECK A	0	100	8	18	144.00	SF	10.00	10.00	100	2003	2003	3	20	288	
5	0350	CARPORT WD	0	100	12	24	288.00	SF	8.58	8.58	100	2003	2003	3	20	494	

LAND DESCRIPTION

TOTAL OB/XF 6,634

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	2.49	AC		1.00	1.00	1.00	100,000.00	100,000.00	249,000							

REVIEW DATE 07/09/2020 BY KWA Total Acres: 2.49 Total Land Value: 249,000 Market: 0 Agricultural: 0 Common: 249,000 PRINTED 07/30/2025 BY SYS

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{2003 SKYO TW/MH}

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FERNANDINA BEACH, FL 32034

2025

44-2N-28-5210-0023-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	04	Quality Level 04

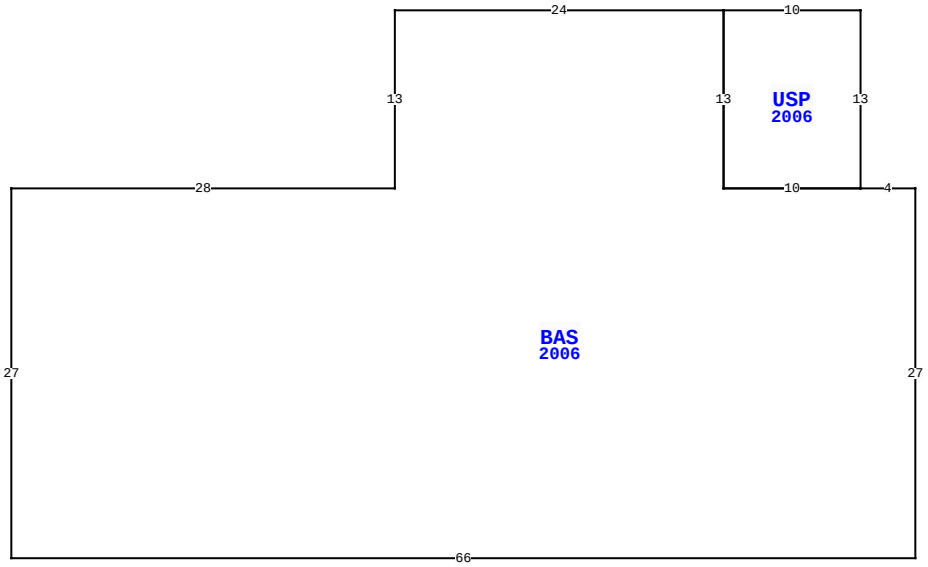
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	2006	2,094	114,731
USP	130	50	2006	65	3,562
TOTALS	2,224			2,159	118,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,159	128.9200	109.58	236,583	2003	2003	0	0	0	50.00	50.00

2 M/H 94+ – 100% - 2015 Heated Area: 2094 HX Base Yr 2015



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GRANTOR: LANE BOBBY L & SUSAN
GRANTEE: CUNNINGHAM BRADLEY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W4 USP=[YR=2006] N13 W10 S13 E10$ W10 N13 W24 S13 W28 S27 E66 N27$.

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 07/09/2020 BY KWA Total Acres: 2.49 Total Land Value: 249,000 Market: 0 Agricultural: 0 Common: 249,000 PRINTED 07/30/2025 BY SYS