BLOCK 1 LOT 2
BIG OAK PB 5/357

WEST WILLIAM F
95215 RAINTREE LN
FERNANDINA BEACH, FL 32034

2026

32-2N-28-0150-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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	05	Quality Level 05

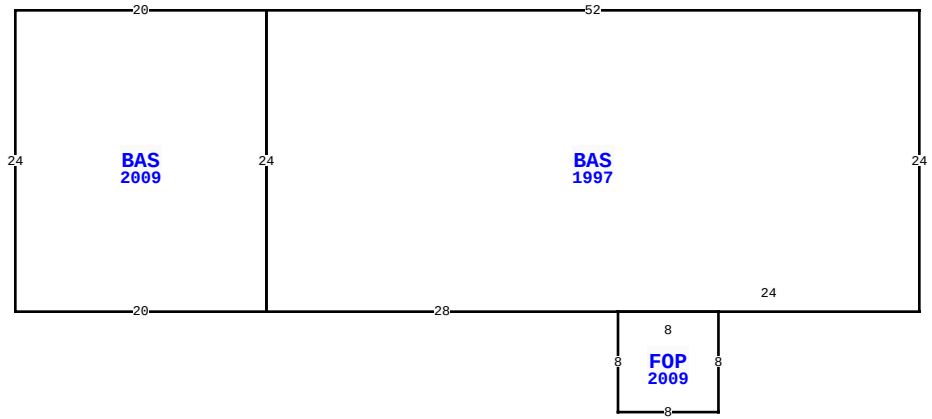
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1997	1,248	156,016
BAS	480	100	2009	480	60,006
FOP	64	30	2009	19	2,375
TOTALS	1,792			1,747	218,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,747	135.3000	142.06	248,179	1970	2000	0	0	0	12.00	88.00

1 SINGLE FAM 0% - 2026 Heated Area: 1728 HX Base Yr



95217 BIG OAK AVE, 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	218,398
TOTAL MARKET OB/XF VALUE	6,160
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	324,558
SOH/AGL Deduction	0
ASSESSED VALUE	324,558
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	324,558
TOTAL JUST VALUE	324,558
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	316,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M15449	H/AC	0	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2837/0033	12/19/2025	WD	U	I	30	265,000
GRANTOR: WEST MAURICE ROYAL JR						
GRANTEE: WEST WILLIAM F						
2475/0337	6/12/2021	QC	U	I	11	100
GRANTOR: POLLETTA DEANNA J WES						
GRANTEE: WEST MAURICE R JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W52BAS=[YR=2009] W20 S24 E20 N24 $ S24 E28
FOP=[YR=2009] S8 E8 N8 W8 $ E24 N24$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	81	1,620	
2	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	26	1,300	
3	0351	CARPORT MT	0	0	18	20	360.00	SF	10.00	10.00	100	1980	1980	3	20	720	
4	0510	GARAGE WD-	0	0	18	20	360.00	SF	35.00	35.00	100	1980	1980	3	20	2,520	

LAND DESCRIPTION

TOTAL OB/XF 6,160

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS