

YOUNGBLOOD CHRISTINA MICHELLE & JULIAN THOMAS
95222 RAINTREE LN
FERNANDINA BEACH, FL 32034

32-2N-28-0150-0001-0250

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

30

VINYL 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

12

MODULAR MT 100

Interior Wall

05

DRYWALL 100

Interior Floo

13

LVT/LAMNT 70

Interior Floo

11

CLAY TILE 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories Units

1.

1. 100
0 100

Quality

05

Quality Level 05

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

1,890

100

1994

1,890

126,961

UOP

300

25

2019

75

5,038

TOTALS

2,190

1,965

131,999

EXTRA FEATURES

95222 RAINTREE LN, FERNANDINA BEACH

L N

OBI/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OBI/XF MKT VALUE

NOTES

1

0940

SHEDS/PORT

0 100

8

12

96.00

SF

30.00

30.00

100

1994

1994

3

20

576

2

0681

POLE SHED

0 100

8

12

96.00

SF

15.00

15.00

100

1994

1994

3

20

288

3

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

1994

1994

3

72

2,520

4

1242

WD DECK A

0 100

16

9

144.00

SF

10.00

10.00

100

2005

2005

3

21

302

5

0351

CARPORT MT

0 100

24

24

576.00

SF

10.00

10.00

100

2019

2019

3

78

4,493

LAND DESCRIPTION

TOTAL OB/XF

8,179

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

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

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0800

02

1,965

149.2800

134.35

263,998

1994

2004

0

0

50.00

50.00

1 M/H 94+

100% - 2025

Heated Area: 1890

HX Base Yr 2025

UOP

2019

BAS

1994

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

131,999

8,179

100,000

240,178

0

240,178

51,411

188,767

240,178

0

237,960

PERMIT NUM

DESCRIPTION

AMT

ISSUED

MH MOVE-ON

0

07/16/1996

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U / I

V I / I

RSN CD

SALE PRICE

2755/54

12/09/2024

WD Q

I

01

295,000

GRANTOR: COATS CHRISTOPHER L &

GRANTEE: YOUNGBLOOD CHRISTIN

2326/0621

12/04/2019

WD Q

I

01

175,000

GRANTOR: BONACCHI THOMAS J & C

GRANTEE: COATS CHRISTOPHER L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W24 UOP=[YR=2019] N10 W30 S10 E30\$ W46 S27 E70 N27 \$.