BLOCK 2 LOT 13
BIG OAK PB 5/357

RINCK MARIE L/E/
95101 RAINTREE LN
FERNANDINA BEACH, FL 32034-7109

2026

32-2N-28-0150-0002-0130

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	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 04

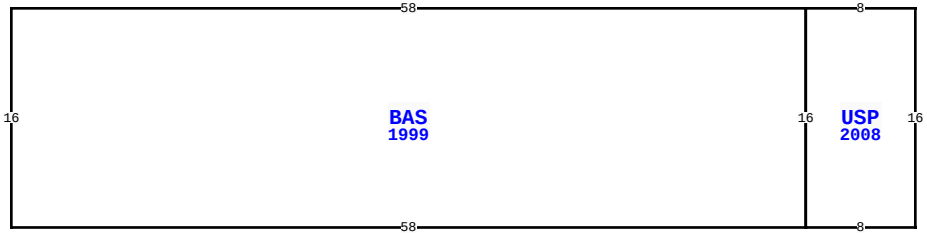
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	928	100	1999	928	30,719
USP	128	50	2008	64	2,119
TOTALS	1,056			992	32,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	992	122.6000	110.34	109,457	1997	1997	0	0	0	70.00	30.00

1 M/H 94+ 100% - 2008 Heated Area: 928 HX Base Yr 2008



95101 RAINTREE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	32,837
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	132,837
SOH/AGL Deduction	82,982
ASSESSED VALUE	49,855
TOTAL EXEMPTION VALUE	HX HB SX 49,855
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	132,837
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
99 2530	MH MOVE-ON	0	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2764/349	1/30/2025	LE	U	I	11	100
GRANTOR: RINCK MARIE						
GRANTEE: RINCK MELANIE ELIZA						
1511/0638	7/09/2007	WD	Q	I		76,000
GRANTOR: MCCRANIE DANIEL I SR						
GRANTEE: RINCK MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2008] W8 BAS=[YR=1999] W58 S16 E58 N16$ S16 E8 N16$.

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	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