

SEIBERT JONATHAN M & CARRIE S
93401 RAIN TREE CT
FERNANDINA BEACH, FL 32034

39-2N-28-0141-0173-0000



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	NORM	% COND	VALUATION SUMMARY																					
Exterior Wall		31	HARDIE BRD 100		0900	01	3,541	100.4625	139.64	494,465	2020	2020	0	0	0	2.00	98.00	VALUATION BY		STANDARD																			
Roof Structur		08	IRREGULAR 100		1 SNGL FAM 100% - 2021													Heated Area: 2919																					
Roof Cover		03	COMP SHNGL 100															HX Base Yr 2021																					
Interior Wall		05	DRYWALL 100																																				
Interior Floo		11	CLAY TILE 50																																				
Interior Floo		14	CARPET 50																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms			4 100																																				
Bathrooms			3.5 100																																				
Frame		02	WOOD FRAME 100																																				
Stories		1.	1. 100																																				
Units			0 100																																				
Occupancy		00	NONE 100																																				
Quality		02	Quality Level 02																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA															04																					
NEIGHBORHOOD/LOC		4088.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,919	100	2020	2,919	399,457																																		
FGR	806	55	2020	443	60,624																																		
FOP	196	30	2020	59	8,074																																		
FSP	301	40	2020	120	16,422																																		
TOTALS		4,222			3,541	484,576																																	
EXTRA FEATURES					93401 RAINTREE CT, FERNANDINA BEACH															BLD DATE					LGL DATE					05/06/2025					MLU				
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																						