

PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 2816/1339

SHINN ANDREW & ANDRIA MICHELLE
95067 RAINBOW ACRES RD
FERNANDINA BEACH, FL 32034

2026

44-2N-28-0000-0023-0030



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMMT 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Quality	03	Quality Level 03			
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	2,313	100	2023	2,313	409,403
FGR	450	55	2023	248	43,896
FOP	160	30	2023	48	8,496
FOP	488	30	2023	146	25,842
FOP	608	30	2023	182	32,214
TOTALS	4,019			2,937	519,851

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,937	107.1600	177.89	522,463	2023	2023	0	0	0	99.50
2 SFR CUST 100% - 2026				Heated Area: 2313				HX Base Yr 2026			
The diagram shows a floor plan with three labeled areas: FGR 2023 (a small rectangle on the left), FOP 2023 (a large central area), and BAS 2023 (a large area on the right). Dimensions are provided for various segments: FGR 2023 has a width of 25 and a height of 18. The main structure has a total width of 61 and a total height of 61. Other dimensions include 28, 20, 15, 33, 41, 23, 16, 10, 5, 9, 8, and 3.											

[illegible]