PT OF SAM HARRISON GRANT
SEC 44-2N-28E IN OR 1080/1472
& OR 1080/1477

WELLER IRENE A L/E/
95704 ALLIGATOR CREEK ROAD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-0000-0004-0000

BUILDING CHARACTERISTICS

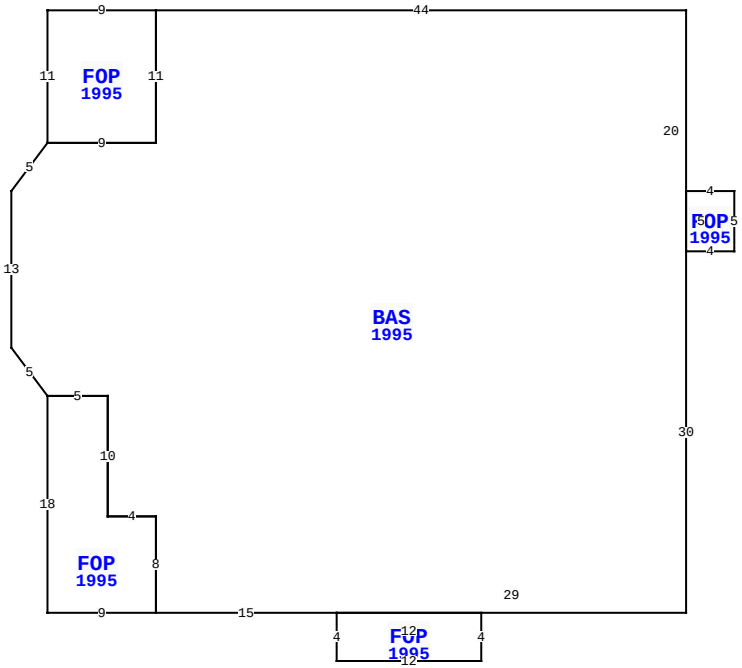
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,480	100	2,480	217,335
FOP	20	30	6	526
FOP	48	30	14	1,227
FOP	99	30	30	2,629
FOP	122	30	37	3,243
TOTALS	2,769		2,567	224,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,567	111.9360	101.02	259,318	1995	1995	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 0 Heated Area: 2480 HX Base Yr



95704 ALLIGATOR CREEK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/31/2023 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		333,541
TOTAL MARKET OB/XF VALUE		150
TOTAL LAND VALUE - MARKET		559,750
TOTAL MARKET VALUE		893,441
SOH/AGL Deduction		564,695
ASSESSED VALUE		328,746
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		273,746
TOTAL JUST VALUE		893,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		672,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH180494	CO ISSUED	0	06/01/2018
MH180494	MH MOVE-ON	0	03/01/2018
9615175	MH MOVE-ON	0	10/01/1996
8376	NEW CONSTR	88,820	09/14/1992
2663	H/AC	1,000	07/27/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1080/1477	9/16/2002	QC	U	I	18	100
GRANTOR: WELLER IRENE A & RICH						
GRANTEE: THE WELLER FAMILY R						
1080/1472	9/16/2002	QC	U	I	18	100
GRANTOR: WELLER IRENE A & RICH						
GRANTEE: THE WELLER FAMILY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W44 FOP=[YR=1995] W9 S11 E9 N11$ S11 W9 L3 D4 S13 D4 R3 FOP=[YR=1995] S18 E9 N8 W4 N10 W5 $ E5 S10 E4 S8 E15 FOP=[YR=1995] S4 E12 N4 W12$ E29 N30 FOP=[YR=1995] E4 N5 W4 S5$ N20$.

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	0570	JUNK HOUSE	0	100	0	0	1.00	UT	1,000.00	1,000.00	15	0	0	3	15	150	

LAND DESCRIPTION

TOTAL OB/XF 150

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	000130	C	SFR WATER	100			0.00	0.00	172.00	FF		1.00	1.00	1.00	2,500.00	2,500.00	430,000							
2	000102	C	SFR/MH	100			0.00	0.00	3.46	AC		1.00	1.00	0.75	50,000.00	37,500.00	129,750							

REVIEW DATE 04/16/2019 BY KW Total Acres: 3.46 Total Land Value: 559,750 Market: 0 Agricultural: 0 Common: 559,750 PRINTED 08/02/2023 BY SYS

PT OF SAM HARRISON GRANT
SEC 44-2N-28E IN OR 1080/1472
& OR 1080/1477

WELLER IRENE A L/E/
95704 ALLIGATOR CREEK ROAD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-0000-0004-0000

BUILDING CHARACTERISTICS

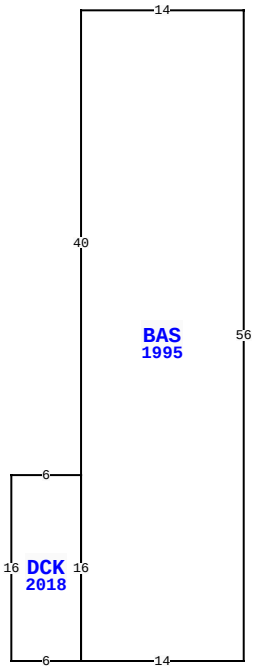
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	15,991
DCK	96	15	14	286
TOTALS	880		798	16,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	798	104.6000	67.99	54,256	1988	1988	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr



95704 ALLIGATOR CREEK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/31/2023 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		333,541
TOTAL MARKET OB/XF VALUE		150
TOTAL LAND VALUE - MARKET		559,750
TOTAL MARKET VALUE		893,441
SOH/AGL Deduction		564,695
ASSESSED VALUE		328,746
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		273,746
TOTAL JUST VALUE		893,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		672,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1080/1477	9/16/2002	QC	U	I	18	100
GRANTOR: WELLER IRENE A & RICH						
GRANTEE: THE WELLER FAMILY R						
1080/1472	9/16/2002	QC	U	I	18	100
GRANTOR: WELLER IRENE A & RICH						
GRANTEE: THE WELLER FAMILY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W14 S40 DCK=[YR=2018] W6 S16 E6 N16$ S16 E14 N56$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/16/2019 BY KW Total Acres: 3.46 Total Land Value: 559,750 Market: 0 Agricultural: 0 Common: 559,750 PRINTED 08/02/2023 BY SYS

PT OF SAM HARRISON GRANT
SEC 44-2N-28E IN OR 1080/1472
& OR 1080/1477

WELLER IRENE A L/E/
95704 ALLIGATOR CREEK ROAD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-0000-0004-0000

BUILDING CHARACTERISTICS

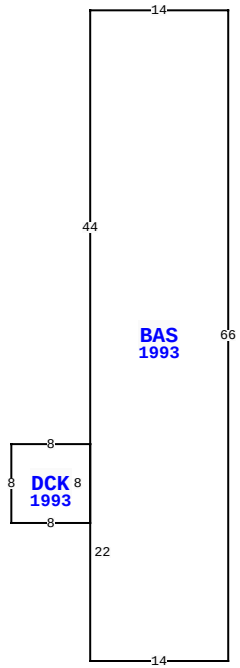
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	19,207
DCK	64	15	10	208
TOTALS	988		934	19,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	934	106.6000	69.29	64,717	1986	1986	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



95704 ALLIGATOR CREEK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/31/2023 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		333,541
TOTAL MARKET OB/XF VALUE		150
TOTAL LAND VALUE - MARKET		559,750
TOTAL MARKET VALUE		893,441
SOH/AGL Deduction		564,695
ASSESSED VALUE		328,746
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		273,746
TOTAL JUST VALUE		893,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		672,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1080/1477	9/16/2002	QC	U	I	18	100
GRANTOR: WELLER IRENE A & RICH						
GRANTEE: THE WELLER FAMILY R						
1080/1472	9/16/2002	QC	U	I	18	100
GRANTOR: WELLER IRENE A & RICH						
GRANTEE: THE WELLER FAMILY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N66 W14 S44 DCK=[YR=1993] W8 S8 E8 N8$ S22 E14$.

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

REVIEW DATE 04/16/2019 BY KW Total Acres: 3.46 Total Land Value: 559,750 Market: 0 Agricultural: 0 Common: 559,750 PRINTED 08/02/2023 BY SYS

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SEC 44-2N-28E IN OR 1080/1472
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WELLER IRENE A L/E/
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FERNANDINA BEACH, FL 32034

2023

44-2N-28-0000-0004-0000

BUILDING CHARACTERISTICS

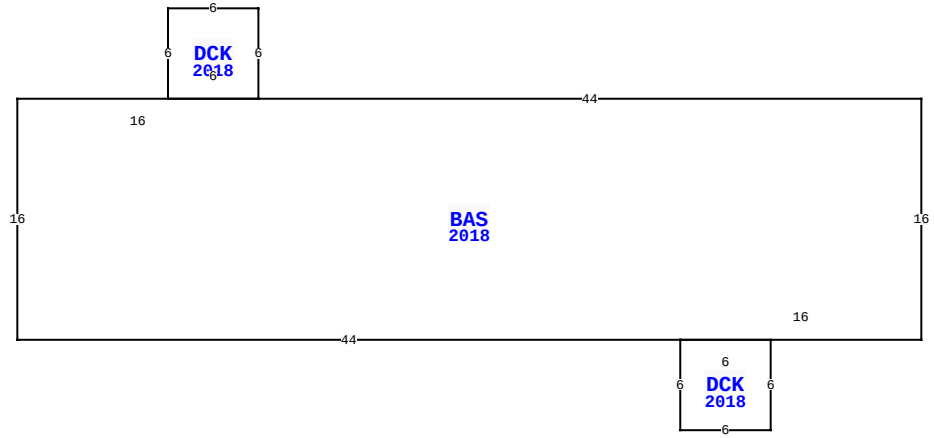
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	72,139
DCK	36	15	5	376
DCK	36	15	5	376
TOTALS	1,032		970	72,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	970	113.0000	79.10	76,727	2018	2018	0	0	0	5.00	95.00

5 M/H 94+ – 0% - 0 Heated Area: 960 HX Base Yr



95704 ALLIGATOR CREEK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/31/2023 MLU
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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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BASE TAXABLE VALUE		273,746
TOTAL JUST VALUE		893,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		672,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1080/1477	9/16/2002	QC	U	I	18	100
GRANTOR: WELLER IRENE A & RICH						
GRANTEE: THE WELLER FAMILY R						
1080/1472	9/16/2002	QC	U	I	18	100
GRANTOR: WELLER IRENE A & RICH						
GRANTEE: THE WELLER FAMILY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W44 DCK=[YR=2018] N6 W6 S6 E6$ W16 S16 E44
DCK=[YR=2018] S6 E6 N6 W6$ E16 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

REVIEW DATE 04/16/2019 BY KW Total Acres: 3.46 Total Land Value: 559,750 Market: 0 Agricultural: 0 Common: 559,750 PRINTED 08/02/2023 BY SYS