

PT OF SAM HARRISON GRANT
SEC 44-2N-28E IN OR 552/692 &
IN OR 568/440

HUTCHINS VICTOR W
95834 ALLIGATOR CREEK ROAD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-0000-0004-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 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
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	89,677
DCK	144	10	14	1,453
FOP	192	30	58	6,020
UCP	864	20	173	17,956

TOTALS	2,064	1,109	115,107
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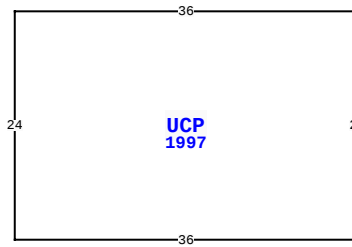
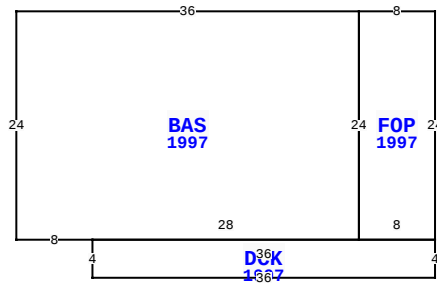
EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	35	10	350.00	SF	6.50	6.50	100	1997

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.03	AC	1.00

REVIEW DATE	04/16/2019	BY	KW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,109	128.4932	115.97	128,611	1997	2000	0	0	10.50	89.50

1 SINGLE FAM - 100% - 1999 Heated Area: 864 HX Base Yr 1999



95834 ALLIGATOR CREEK RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0810	CONCRETE A	0 100	35	10	350.00	SF	6.50	6.50	100	1997	1997	3	75	1,706	

TOTAL OB/XF											
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.03	AC	1.00

Total Acres: 1.03	Total Land Value: 77,250	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY											
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		115,107
TOTAL MARKET OB/XF VALUE		1,706
TOTAL LAND VALUE - MARKET		77,250
TOTAL MARKET VALUE		194,063
SOH/AGL Deduction		102,679
ASSESSED VALUE		91,384
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		41,384
TOTAL JUST VALUE		194,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2006520	REPAIR/RRF	4,500	08/01/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0568/0440	4/24/1989	WD	U	V	01	100	
GRANTOR: HUTCHINS VICTOR H							
GRANTEE: HUTCHINS VICTOR W							
0266/0675	6/01/1978	WD	Q	V		6,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1997] W8 BAS=[YR=1997] W36 S24 E8 DCK=[YR=1997] S4 E36 N4 W36\$ E28 N24 \$ S24 E8 N24\$ PTR= E15 UCP=[YR=1997] E36 S24 W36 N24\$ W15\$.											