

PT OF SAM HARRISON GRANT
PARCELS 4-4 4-9 4-10 & 4-8
IN OR 2645/823

DONOVAN FAMILY TRUST/DONOVAN DANIEL J TRUSTEE
95744 ALLIGATOR CREEK RD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-0000-0004-0040



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	PAGE 1 of 2 4													
Exterior Wall	30	VINYL 80	0900	01	4,416	108.6624	129.04	569,841	1950	2000	0	0	10.80	89.20	VALUATION SUMMARY													
Exterior Wall	17	CB STUCCO 20	1 SNGL FAM - 100% - 2022												Heated Area: 3738													
Roof Structur	08	IRREGULAR 100													HX Base Yr 2022													
Roof Cover	03	COMP SHNGL 100																										
Interior Wall	05	DRYWALL 90																										
Interior Wall	06	CUST PANEL 10																										
Interior Floo	11	CLAY TILE 70																										
Interior Floo	14	CARPET 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	4	100																										
Bathrooms	4	100																										
Frame	02	WOOD FRAME 100																										
Stories	3.	100																										
Units	0	100																										
BUD8 Adjustme	04	DIST 01 100																										
Occupancy	00	NONE 100																										
Quality	04	Quality Level 04																										
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																								
BAL	24	15	4	460																								
BAL	140	15	21	2,417																								
BAS	768	100	768	88,400																								
FCP	400	25	100	11,510																								
FCP	576	25	144	16,575																								
FOP	60	30	18	2,072																								
FOP	192	30	58	6,676																								
FOP	216	30	65	7,482																								
FOP	25	30	8	921																								
FOP	180	30	54	6,215																								
TOTALS	6,335		4,416	508,298																								
EXTRA FEATURES					95744 ALLIGATOR CREEK RD, FERNANDINA BEACH																							
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	0812	CONCRETE C	0 100	0 0	2,564.00	SF	4.00	4.00	100	1992	1992	3	66	6,769														
2	0300	BOAT DCK W	0 100	0 0	805.00	SF	40.00	40.00	100	1995	1995	3	24	7,728														
3	0510	GARAGE WD-	0 100	26 34	884.00	SF	35.00	35.00	100	1992	1992	3	20	6,188														
4	0300	BOAT DCK W	0 100	0 0	616.00	SF	40.00	40.00	100	1995	1995	3	24	5,914														
5	0940	SHEDS/PORT	0 100	12 8	96.00	SF	37.50	37.50	100	1992	1992	3	20	720														
7	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590														
8	0803	ASPHALT C	0 100	0 0	9,782.00	SF	2.00	2.00	100	1995	1995	3	50	9,782														
9	0811	CONCRETE B	0 100	0 0	868.00	SF	5.20	5.20	100	1995	1995	3	72	3,250														
10	1241	WD DECK G	0 100	0 0	560.00	UT	11.50	11.50	100	1993	1993	3	20	1,288														
11	0350	CARPORT WD	0 100	13 24	312.00	SF	13.00	13.00	100	1993	1993	3	20	811														
LAND DESCRIPTION					TOTAL OB/XF 45,040																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		OR	0.00	0.00	71.00	FF		1.00	1.00	1.00	2,500.00	2,500.00	177,500											
2	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000											
REVIEW DATE 04/16/2019 BY KW Total Acres: 1.00 Total Land Value: 227,500 Market: 0 Agricultural: 0 Common: 227,500 PRINTED 08/02/2023 BY SYS																												

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