PT OF SAM HARRISON GRANT
PARCEL 4-6 IN OR 1269/1487

MCDANIEL KEITH E
95766 ALLIGATOR CREEK ROAD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-0000-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 50
Exterior Wall	12	CEDAR 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 50
Interior Floo	18	SLATE 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

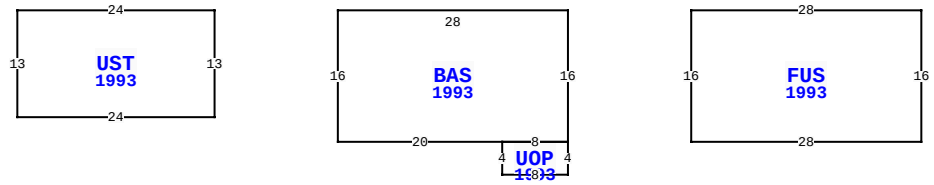
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	448	100	448	43,589
FUS	448	100	448	43,589
UOP	32	20	6	584
UST	312	45	140	13,622
TOTALS	1,240		1,042	101,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,042	134.7570	121.62	126,728	1980	1990	0	0	0	20.00	80.00

1 SINGLE FAM – 100% - 2006 Heated Area: 896 HX Base Yr 2006



95766 ALLIGATOR CREEK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/31/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		101,382
TOTAL MARKET OB/XF VALUE		5,412
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		304,794
SOH/AGL Deduction		119,801
ASSESSED VALUE		184,993
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,993
TOTAL JUST VALUE		304,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1269/1487	10/29/2004	WD	Q	I		150,000
GRANTOR: HUTCHINS VICTOR W TRU						
GRANTEE: MCDANIEL KEITH E						
1021/1160	11/28/2001	QC	U	I	06	100
GRANTOR: HUTCHINS VICTOR H						
GRANTEE: HUTCHINS VICTOR W T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S16 E20 UOP=[YR=1993] S4 E8 N4 W8$ E8 N16$
PTR=E15 FUS=[YR=1993] E28 S16 W28 N16$ W15$ PTR=W43
UST=[YR=1993] W24 S13 E24 N13$ E43$.

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	0300	BOAT DCK W	0	100	180	3	540.00	SF	40.00	40.00	100	1981	1981	3	20	4,320	
2	1242	WD DECK A	0	100	0	0	273.00	SF	10.00	10.00	100	2008	2008	3	40	1,092	

LAND DESCRIPTION

TOTAL OB/XF 5,412

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		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			0.00	0.00	0.41	AC		1.00	1.00	1.00	50,000.00	50,000.00	20,500							

REVIEW DATE 04/16/2019 BY KW Total Acres: 0.41 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 08/02/2023 BY SYS