LOTS 31 & 32 & PT SAM HARRISON
GRANT SEC 44-2N-28E IN
OR 78/302,OR 709/2055 &

CORBITT VIRGINIA L
95871 ALLIGATOR CREEK ROAD
FERNANDINA BEACH, FL 32034-7305

2023

44-2N-28-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

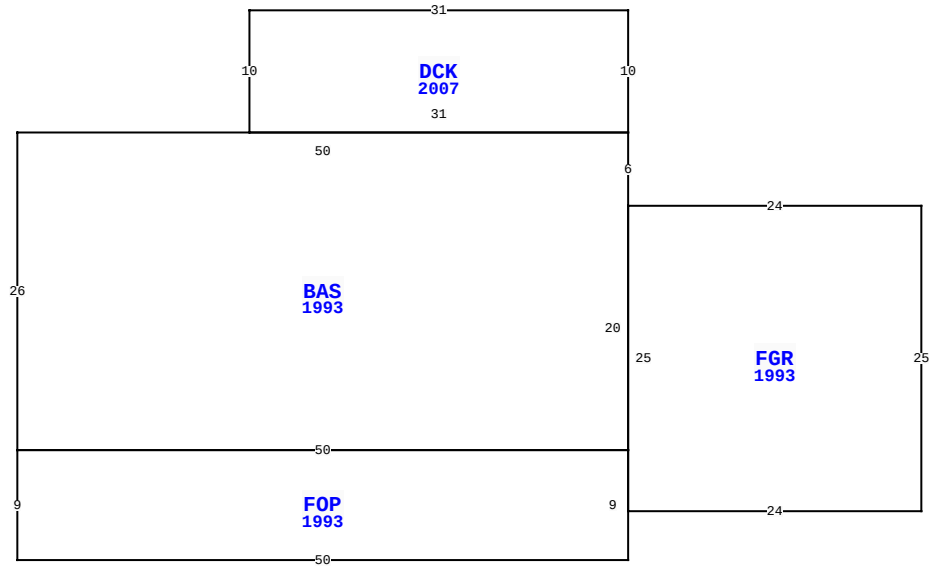
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	122,258
DCK	310	10	31	2,915
FGR	600	55	330	31,035
FOP	450	30	135	12,696
TOTALS	2,660		1,796	168,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,796	143.3300	129.36	232,331	1969	1985	0	0	0	27.30	72.70

1 SINGLE FAM – 100% - 0 Heated Area: 1300 HX Base Yr



95871 ALLIGATOR CREEK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		168,905
TOTAL MARKET OB/XF VALUE		5,969
TOTAL LAND VALUE - MARKET		349,350
TOTAL MARKET VALUE		524,224
SOH/AGL Deduction		330,765
ASSESSED VALUE		193,459
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		138,459
TOTAL JUST VALUE		524,224
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
027	REPAIR/RRF	904	04/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	1/01/1967	TA	Q	V		1,000
GRANTOR:						
GRANTEE:						
0709/2055	7/27/1994	QC	U	V	09	100
GRANTOR: NASSAU COUNTY						
GRANTEE: CORBITT MACK & VIRG						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] N6 DCK=[YR=2007] N10 W31 S10 E31$ W50 S26FOP=[YR=1993] S9 E50 N9 W50$ E50 N20$ S25 E24 N25$.

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	0681	POLE SHED	0	100	20	30	600.00	SF	15.00	15.00	100	1991	1991	3	20	1,800	
2	0812	CONCRETE C	0	100	0	0	1,489.00	SF	4.00	4.00	100	1994	1994	3	70	4,169	

LAND DESCRIPTION

TOTAL OB/XF 5,969

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	000115	C	SFR ACRES	100		OR	0.00	0.00	2.54	AC		1.00	1.00	0.85	75,000.00	63,750.00	161,925							
2	000115	C	SFR ACRES	100		OR	0.00	0.00	0.46	AC		1.00	1.00	0.85	75,000.00	63,750.00	29,325							
3	000115	C	SFR ACRES	100			0.00	0.00	2.48	AC		1.00	1.00	0.85	75,000.00	63,750.00	158,100							

REVIEW DATE 04/16/2019 BY KW Total Acres: 5.48 Total Land Value: 349,350 Market: 0 Agricultural: 0 Common: 349,350 PRINTED 08/02/2023 BY SYS