LOT 2
L/E PT OR 829/589
ALLIGATOR CREEK SUB PB 2/73

ARTHUR GARY M
321 BARNARD ST
SAVANNAH, GA 31401

**2023**

**44-2N-28-5120-0002-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 11 | SLATE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

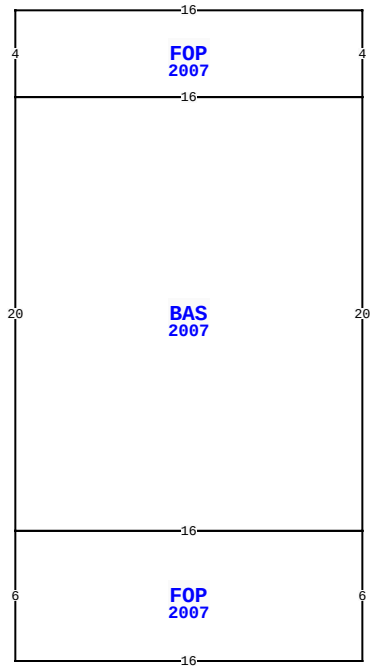
| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC RESIDENTIAL | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4009.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 320 | 100 | 320 | 21,981 |
| FOP | 64 | 30 | 19 | 1,305 |
| FOP | 96 | 30 | 29 | 1,992 |
| TOTALS | 480 | | 368 | 25,278 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0150 | 01 | 368 | 151.8000 | 75.90 | 27,931 | 2003 | 2003 | 0 | 0 | 0 | 9.50 | 90.50 |

1 ACCESORY U – 0% - 0 Heated Area: 320 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 07/14/2008 | RK | LGL DATE |
| XF DATE | | | LAND DATE 05/31/2023 MLU |
| INC DATE | | | AG DATE |

95022 ALLIGATOR CREEK RD, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 25,278 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 536,000 |
| TOTAL MARKET VALUE | 561,278 |
| SOH/AGL Deduction | 227,410 |
| ASSESSED VALUE | 333,868 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 333,868 |
| TOTAL JUST VALUE | 561,278 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 377,167 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0829/0589 | 4/09/1998 | WD | U | I | 18 | 152,100 |
| GRANTOR: LANE MILLS B IV L/E | | | | | | |
| GRANTEE: ARTHUR GARY M | | | | | | |
| 0829/0587 | 4/09/1998 | WD | U | I | 09 | 100 |
| GRANTOR: LANE MILLS B IV TRUST | | | | | | |
| GRANTEE: LANE MILLS B IV | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2007] W16 S4 BAS=[YR=2007] S20 FOP=[YR=2007] S6 E16 N6 W16 $ E16 N20 W16 $ E16 N4 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000730 | C | MISC RES WAT | 0 | | OR | 134.00 | 900.00 | 134.00 | FF | | 1.00 | 1.00 | 1.00 | 4,000.00 | 4,000.00 | 536,000 | | | | | | | |

REVIEW DATE 06/19/2017 BY KW Total Acres: 0.00 Total Land Value: 536,000 Market: 0 Agricultural: 0 Common: 536,000 PRINTED 08/02/2023 BY SYS