LOT 3
L/E PT OR 829/589
ALLIGATOR CREEK SUB PB 2/73

ARTHUR GARY M
321 BARNARD ST
SAVANNAH, GA 31401

**2023**

**44-2N-28-5120-0003-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 23 | REINF CONC 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 11 | SLATE 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 15 | HARDTILE 100 |
| Ceiling | 04 | NONE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 0 100 |
| Frame | 04 | REIN CONC 100 |
| Story Height | | 12 100 |
| RMS | | 1 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

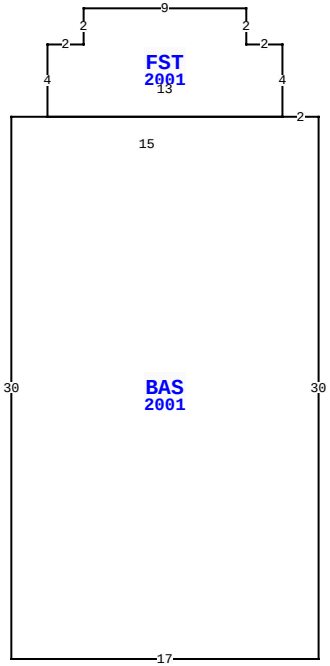
| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC RESIDENTIAL | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4009.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 510 | 100 | 510 | 124,182 |
| FST | 70 | 50 | 35 | 8,522 |
| TOTALS | 580 | | 545 | 132,704 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7101 | 04 | 545 | 161.7000 | 272.06 | 148,273 | 2001 | 2001 | 0 | 0 | 0 | 10.50 | 89.50 |

1 CHURCH – 0% - 0 Heated Area: 510 HX Base Yr




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

95056 ALLIGATOR CREEK RD, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 132,704 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 592,000 |
| TOTAL MARKET VALUE | 724,704 |
| SOH/AGL Deduction | 336,932 |
| ASSESSED VALUE | 387,772 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 387,772 |
| TOTAL JUST VALUE | 724,704 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 480,107 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E007356 | CHNGE SRVC | 1,200 | 10/01/2000 |
| 9905970 | NEW CONSTR | 50,200 | 04/01/1999 |

## 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: GARY M ARTHUR | | | | | | |
| 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

BAS=[YR=2001] W2 FST=[YR=2001] N4 W2 N2 W9 S2 W2 S4 E13 $ W15 S30 E17 N30 $ .

## 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 | 148.00 | 850.00 | 148.00 | FF | | 1.00 | 1.00 | 1.00 | 4,000.00 | 4,000.00 | 592,000 | | | | | | | |

REVIEW DATE 06/19/2017 BY KW Total Acres: 0.00 Total Land Value: 592,000 Market: 0 Agricultural: 0 Common: 592,000 PRINTED 08/02/2023 BY SYS