LOT 4 IN OR 777/483
ALLIGATOR CREEK SUB PB 2/73

ARTHUR GARY M
321 BARNARD ST
SAVANNAH, GA 31407

2023

44-2N-28-5120-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

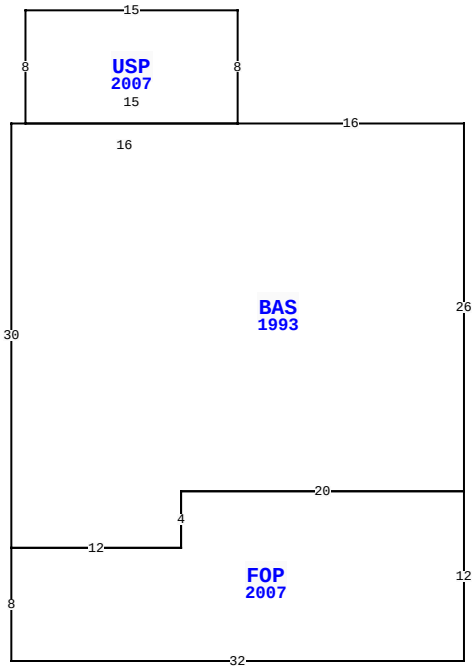
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	880	100	880	61,880
FOP	336	30	101	7,102
USP	120	30	36	2,531
TOTALS	1,336		1,017	71,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,017	101.5200	91.62	93,178	1958	1958	0	0	0	23.25	76.75

1 SINGLE FAM – 0% - 0 Heated Area: 880 HX Base Yr



95074 ALLIGATOR CREEK RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	71,514
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	464,000
TOTAL MARKET VALUE	535,514
SOH/AGL Deduction	226,639
ASSESSED VALUE	308,875
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	308,875
TOTAL JUST VALUE	535,514
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	364,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0777/0483	11/19/1996	WD	Q	I		100,000

GRANTOR: LIVINGSTON DELLA M

GRANTEE: ARTHUR GARY M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 USP=[YR=2007] N8 W15 S8 E15 $ W16 S30
FOP=[YR=2007] S8 E32 N12 W20 S4 W12 $ E12 N4 E20 N26 $.

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	000130	C	SFR WATER	0		OR	116.00	809.00	116.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	464,000							

REVIEW DATE 06/19/2017 BY KW Total Acres: 0.00 Total Land Value: 464,000 Market: 0 Agricultural: 0 Common: 464,000 PRINTED 08/02/2023 BY SYS