

LOT 8
FPL ESMT IN OR 907/1601
ALLIGATOR CREEK SUB PB 2/73

KINDYBAL MICHAEL
96356 LIGHT WIND DRIVE
FERNANDINA BEACH, FL 32035-1746

2023

44-2N-28-5120-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
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	1,350	100	1,350	172,183
FGR	630	55	346	44,130
FOP	360	30	108	13,775
FOP	1,456	30	437	55,736
FUS	1,350	100	1,350	172,183
STR	141	10	14	1,786
STR	141	10	14	1,786
UOP	1,456	20	291	37,115
UST	720	45	324	41,324
TOTALS	7,604		4,234	540,015

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	0	0	1,392.00	SF	6.50
3	0825	BRICK	0	0	0	0	244.00	SF	12.50
4	0462	ST/AL FNC	0	0	52	5	260.00	SF	10.00
5	0463	FENCE GATE	0	0	0	0	2.00	UT	375.00
6	0462	ST/AL FNC	0	0	202	4	808.00	SF	10.00
7	0463	FENCE GATE	0	0	0	0	1.00	UT	375.00
8	0920	CWALL-WD/M	0	0	0	0	152.00	LF	292.50
9	0300	BOAT DCK W	0	0	42	4	168.00	SF	0.40
10	0300	BOAT DCK W	0	0	0	0	3,708.00	SF	6.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,234	100.8480	143.71	608,468	1999	1999	0	0	0	11.25	88.75
1 SFR CUST - 0% - 2023												
Heated Area: 2700												
HX Base Yr												
95120 ALLIGATOR CREEK RD, FERNANDINA BEACH												
BLD DATE: 05/31/2023 LGL DATE: 05/31/2023												
XF DATE: 05/31/2023 AG DATE: 05/31/2023												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		540,015	
TOTAL MARKET OB/XF VALUE		34,902	
TOTAL LAND VALUE - MARKET		537,960	
TOTAL MARKET VALUE		1,112,877	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,112,877	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,112,877	
TOTAL JUST VALUE		1,112,877	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		806,680	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9906067	NEW CONSTR	285,000	05/01/1999
985476	CHNGE SRVC	0	12/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/0683	5/10/2022	WD	Q	I	01	1,300,000
GRANTOR: ACREE RUSSELL ARCH II						
GRANTEE: KINDYBAL MICHAEL						
1177/1043	10/03/2003	WD	Q	I		560,000
GRANTOR: STUBBS PEGGY W						
GRANTEE: ACREE RUSSELL ARCH						

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	0	0006	OR	134.00	895.00	134.49
TOTAL OB/XF 34,890									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
FF		1.00	1.00	1.00	4,000.00	4,000.00	537,960		

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