

PT OF TRACT "A"
IN OR 978/355
ALLIGATOR CREEK SUB PB 2/73

HIXON RUSSELL F/NELSON CYNTHIA G
PO BOX 1169
YULEE, FL 32041-1169

2023

44-2N-28-5120-000A-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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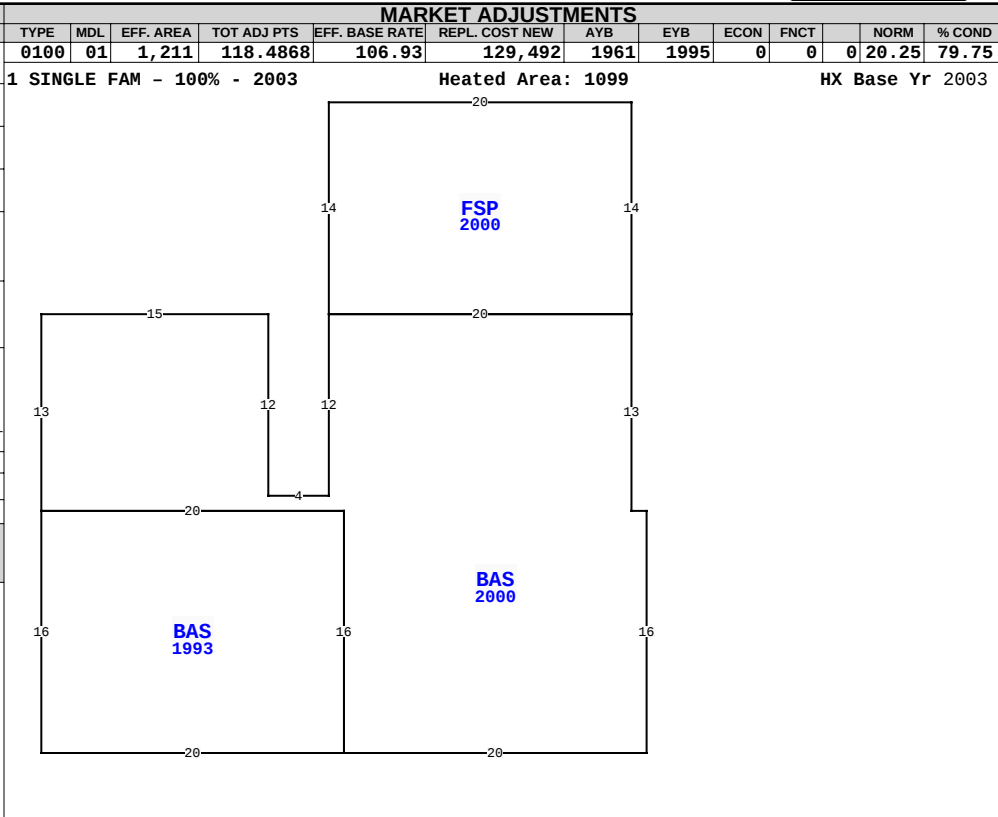
NEIGHBORHOOD/LOC	4009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100	320	27,289
BAS	779	100	779	66,430
FSP	280	40	112	9,551

TOTALS	1,379		1,211	103,270
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0300	BOAT DCK W	0	100	0	0	113.00	SF	40.00	40.00	
2	0350	CARPORT WD	0	100	16	12	192.00	SF	13.65	13.65	
3	0820	WOOD WALK	0	100	78	4	312.00	SF	11.75	11.75	
4	0306	BOAT RAMP	0	100	0	0	1.00	UT	3,000.00	3,000.00	
5	1242	WD DECK A	0	100	0	0	475.00	SF	10.00	10.00	
6	0820	WOOD WALK	0	100	29	4	116.00	SF	11.75	11.75	
7	0300	BOAT DCK W	0	100	16	8	128.00	SF	40.00	40.00	
8	0350	CARPORT WD	0	100	16	14	224.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000130	C	SFR WATER	100		OR	0.00	0.00	334.00	FF	



95664 ALLIGATOR CREEK RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/31/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
9,456											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		103,270	
TOTAL MARKET OB/XF VALUE		9,456	
TOTAL LAND VALUE - MARKET		626,250	
TOTAL MARKET VALUE		738,976	
SOH/AGL Deduction		500,845	
ASSESSED VALUE		238,131	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		188,131	
TOTAL JUST VALUE		738,976	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,251	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0978/0355	3/29/2001	WD	Q	I		255,000	
GRANTOR: WILLIS ROBERT G & MAR							
GRANTEE: HIXON RUSSELL F & C							
0966/0573	1/11/2001	DG	U	I	01	100	
GRANTOR: WILLIS ROBERT G							
GRANTEE: WILLIS MARGARITA R							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W1 N13 FSP=[YR=2000] N14 W20 S14 E20 \$ W20 S12 W4 N12 W15 S13 BAS=[YR=1993] S16 E20 N16 W20 \$ E20 S16 E20 N16 \$.											