

PT OF TRACT A
PT OR 1447/18
ALLIGATOR CREEK SUB PB 2/73

PUTNAM TODD F
956 ESTON STREET
CAMARILLO, CA 93010

2023

44-2N-28-5120-000A-0050

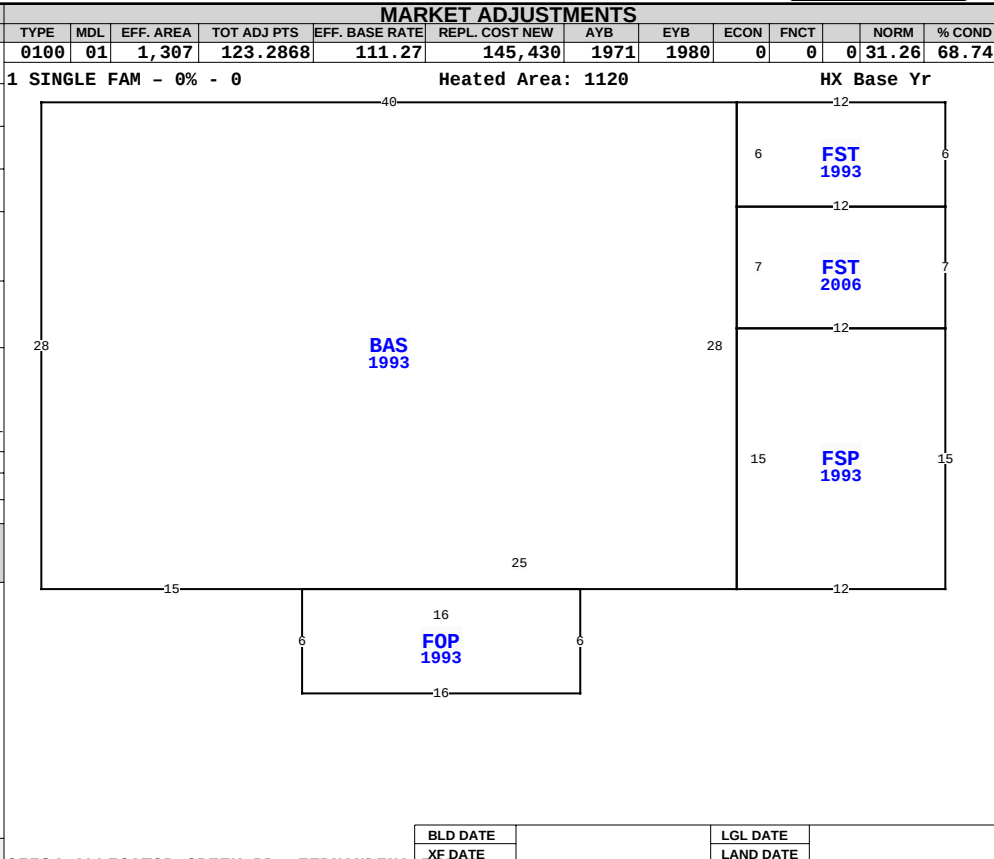


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	06 BD/BATTEN 90
Exterior Wall	20 FACE BRICK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	04 Quality Level 04
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	1,120	100	1,120	85,665
FOP	96	30	29	2,218
FSP	180	40	72	5,507
FST	72	55	40	3,060
FST	84	55	46	3,518
TOTALS	1,552		1,307	99,969

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0940	SHEDS/PORT	0	0	12	12	
2	0940	SHEDS/PORT	0	0	12	12	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	
REVIEW DATE		03/16/2022		BY	KWA



95584 ALLIGATOR CREEK RD, FERNANDINA BEACH	
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			99,969
TOTAL MARKET OB/XF VALUE			1,616
TOTAL LAND VALUE - MARKET			27,000
TOTAL MARKET VALUE			128,585
SOH/AGL Deduction			31,798
ASSESSED VALUE			96,787
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			96,787
TOTAL JUST VALUE			128,585
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			111,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1447/0018	9/25/2006	WD	U	I	07	100	
GRANTOR: OGILVIE ED R & JANICE							
GRANTEE: PUTNAM TODD F							
1370/1112	11/30/2005	WD	Q	I		290,000	
GRANTOR: OGILVIE ED R & JANICE							
GRANTEE: PUTNAM TODD F							

BUILDING NOTES	

BUILDING DIMENSIONS	
FST=[YR=1993] W12 BAS=[YR=1993] W40 S28 E15 FOP=[YR=1993] S6 E16 N6 W16\$ E25 FSP=[YR=1993] E12 N15 FST=[YR=2006] N7 W12 S7 E12\$ W12 S15\$ N28\$ S6 E12 N6\$.	