PT OF TRACT A
IN OR 2291/1524
FPL ESMT OR 343 PG 695

MARTIN RUTH B/MARTIN CELIA PAULINE
95544 ALLIGATOR CREEK ROAD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5120-000A-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

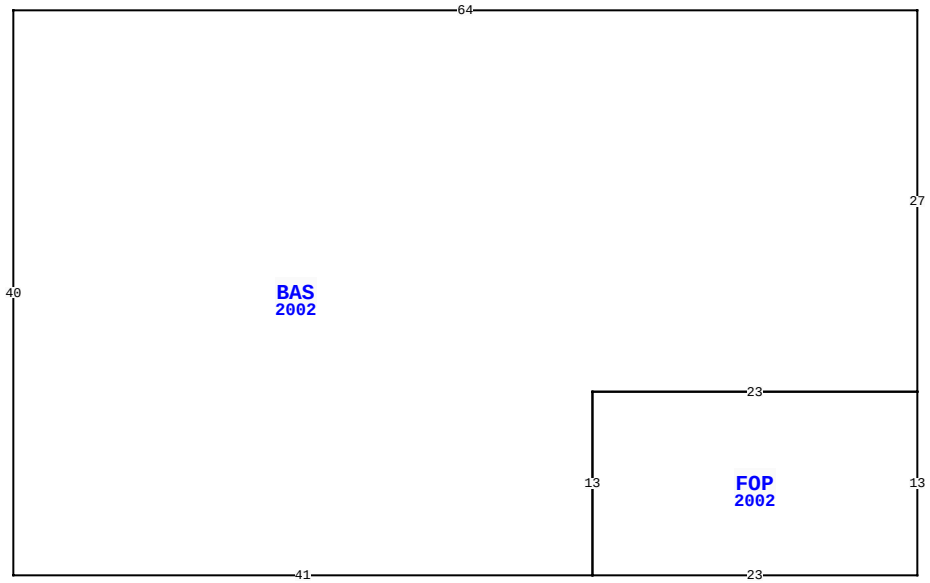
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,261	100	2,261	102,367
FOP	299	30	90	4,075
TOTALS	2,560		2,351	106,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,351	129.3600	90.55	212,883	2001	2001	0	0	0	50.00	50.00

2 M/H 94+ – 100% - 2013 Heated Area: 2261 HX Base Yr 2013



95544 ALLIGATOR CREEK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		106,442
TOTAL MARKET OB/XF VALUE		4,844
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		161,286
SOH/AGL Deduction		77,566
ASSESSED VALUE		83,720
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		33,720
TOTAL JUST VALUE		161,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21846	XFOB	2,135	09/01/2008
MH3487	MH MOVE-ON	0	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2291/1524	7/11/2019	DG	U	I	11	100
GRANTOR: MARTIN RUTH B						
GRANTEE: MARTIN RUTH B & CEL						
1797/0672	6/07/2012	WD	U	I	12	68,000
GRANTOR: US BANK NA TRUSTEE						
GRANTEE: MARTIN RUTH B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W64 S40 E41 FOP=[YR=2002] E23 N13 W23 S13 $ N13 E23 N27 $.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
7	0810	CONCRETE A	0	100	0	0	340.00	SF	6.50	6.50	100	2002	2002	3	83	1,834	

LAND DESCRIPTION

TOTAL OB/XF 4,844

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/05/2019 BY KWA Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS