LOT 1
PT OR 1688/847
R498377 & R498378

CARTER JOHN J SR & PAULA
95404 ARBOR LN
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5136-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

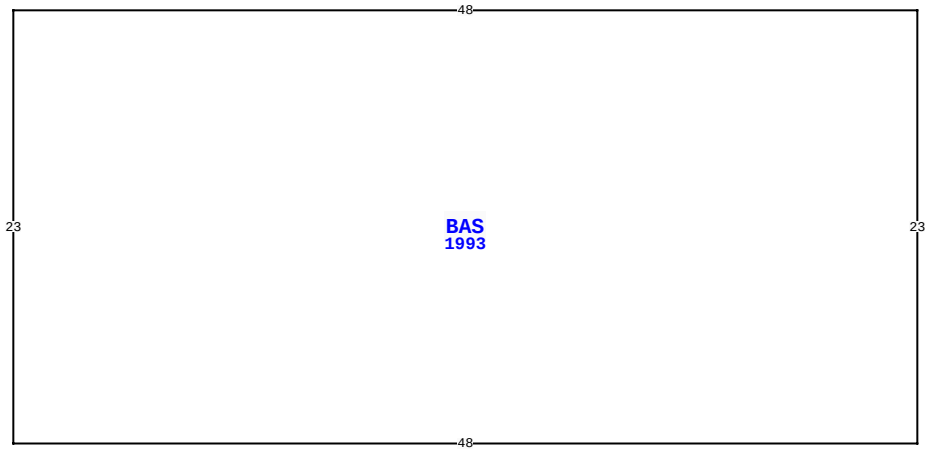
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,104	100	1,104	29,175
TOTALS	1,104		1,104	29,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,104	135.5200	88.09	97,251	1991	1993	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1104 HX Base Yr



95508 ALLIGATOR CREEK RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	29,175
TOTAL MARKET OB/XF VALUE	651
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	79,826
SOH/AGL Deduction	14,796
ASSESSED VALUE	65,030
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,030
TOTAL JUST VALUE	79,826
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1688/0847	7/12/2010	WD	U	I	11	100
GRANTOR: FIRST NATIONAL BANK O						
GRANTEE: CARTER JOHN J SR &						
1681/0927	6/09/2010	CT	U	I	18	215,000
GRANTOR: CLERK OF COURT						
GRANTEE: FIRST NATIONAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S23 E48 N23 $.

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
1	1242	WD DECK A	0	0	0	0	216.00	SF	10.00	10.00	100	2003	2003	3	22	475	
2	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2003	2003	3	22	176	

LAND DESCRIPTION

TOTAL OB/XF 651

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/16/2022 BY KWA Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS