PT OF TRACT 34
IN OR 892/7
RAINBOW ACRES SUB UNR

MULLINS JAMES ALAN & LYNELLE L
95737 ALLIGATOR CREEK ROAD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0034-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

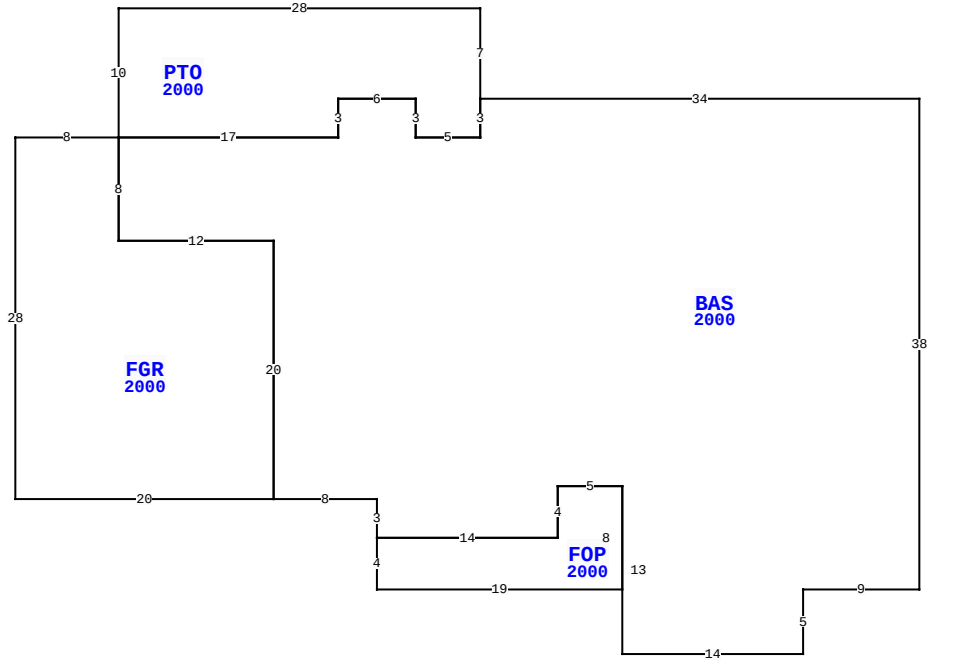
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,884	100	1,884	181,872
FGR	464	55	255	24,616
FOP	96	30	29	2,800
PTO	262	5	13	1,255
TOTALS	2,706		2,181	210,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,181	122.1000	110.20	240,346	2000	2000	0	0	0	12.40	87.60

1 SINGLE FAM – 100% - 2001 Heated Area: 1884 HX Base Yr 2001



95737 ALLIGATOR CREEK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		210,543
TOTAL MARKET OB/XF VALUE		4,410
TOTAL LAND VALUE - MARKET		111,000
TOTAL MARKET VALUE		325,953
SOH/AGL Deduction		166,655
ASSESSED VALUE		159,298
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		109,298
TOTAL JUST VALUE		325,953
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996393	NEW CONSTR	0	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0892/0007	7/21/1999	WD	Q	V		12,600

GRANTOR: CASTLE SHELIA S

GRANTEE: MULLINS JAMES ALAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W34 PTO=[YR=2000] N7 W28 S10 E17N3 E6 S3 E5 N3 $ S3 W5 N3 W6 S3 W17FGR=[YR=2000] W8 S28 E20 N20 W12 N8$ S8 E12 S20 E8 S3 FOP=[YR=2000] S4 E19 N8 W5 S4 W14 $ E14 N4 E5 S13 E14 N5 E9 N38 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	0810	CONCRETE A	0	100	0	0	276.00	SF	6.50	6.50	100	2000	2000	3	80	1,435	

LAND DESCRIPTION

TOTAL OB/XF 4,410

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			0.00	0.00	1.48	AC		1.00	1.00	1.00	75,000.00	75,000.00	111,000							

REVIEW DATE 04/17/2019 BY KWX Total Acres: 1.48 Total Land Value: 111,000 Market: 0 Agricultural: 0 Common: 111,000 PRINTED 08/02/2023 BY SYS