PT LOT 47
IN OR 2568/155
(EX N'LY 231FT OF W'LY 100FT

SINGER LANA L & MARK
95403 ALLIGATOR CREEK RD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0047-0000

BUILDING CHARACTERISTICS

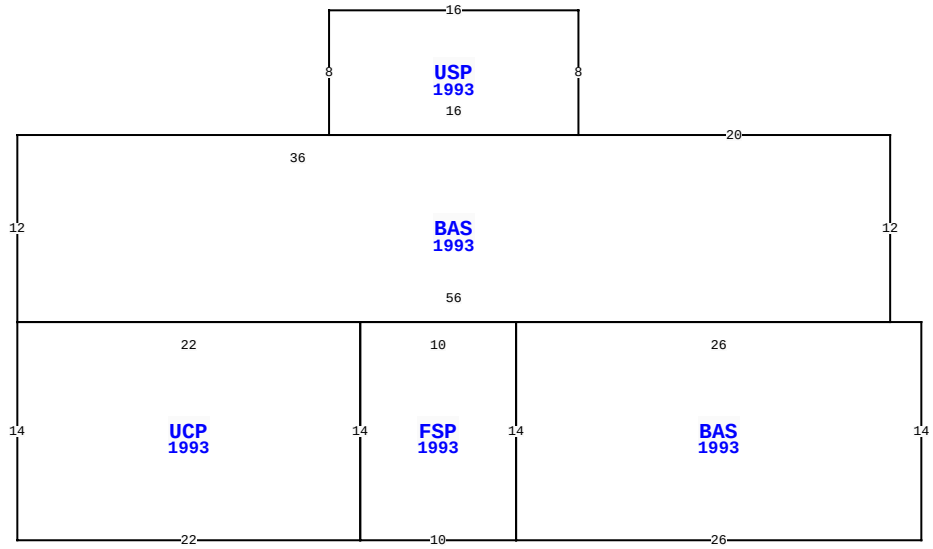
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	364	100	364	7,467
BAS	672	100	672	13,785
FSP	140	60	84	1,723
UCP	308	20	62	1,272
USP	128	50	64	1,313
TOTALS	1,612		1,246	25,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,246	105.2000	68.38	85,201	1969	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1036 HX Base Yr



95399 ALLIGATOR CREEK RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	25,560
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	79,050
TOTAL MARKET VALUE	105,110
SOH/AGL Deduction	0
ASSESSED VALUE	105,110
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,110
TOTAL JUST VALUE	105,110
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2568/0155	6/22/2022	QC	U	I	11	100
GRANTOR: MORRIS VICKI & LARRY						
GRANTEE: SINGER LANA L & MAR						
1885/1606	10/17/2013	QC	U	I	11	100
GRANTOR: WILLIAMS JOY LYNETTE						
GRANTEE: MORRIS VICKI J & LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 USP=[YR=1993] N8 W16 S8 E16$ W36 S12
UCP=[YR=1993] S14 E22 FSP=[YR=1993] E10 BAS=[YR=1993] E26
N14 W26 S14 $ N14 W10 S14 $ N14 W22 $ E56 N12 $.

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	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	1980	1980	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	0		OR	0.00	0.00	1.24	AC		1.00	1.00	0.85	75,000.00	63,750.00	79,050							

REVIEW DATE 07/25/2022 BY KW Total Acres: 1.24 Total Land Value: 79,050 Market: 0 Agricultural: 0 Common: 79,050 PRINTED 08/02/2023 BY SYS