PT OF LOTS 47 & 48
IN OR 2055/717 & WELL ESMT
IN OR 691/1260

SEVILLA CHRISTOPHER J & ASHLEY D
95379 ALLIGATOR CREEK RD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0047-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 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
Quality	03	Quality Level 03

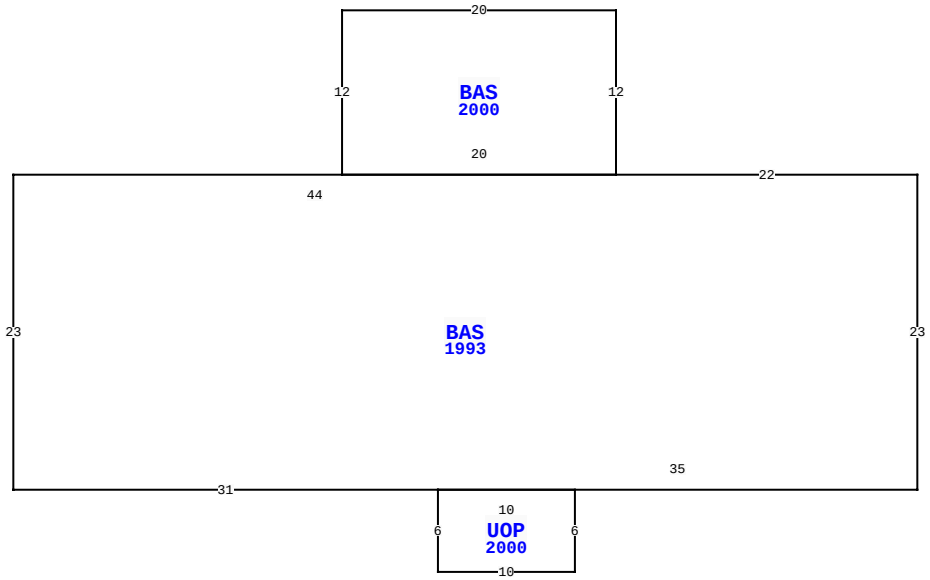
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,518	100	1,518	34,929
BAS	240	100	240	5,522
UOP	60	25	15	345
TOTALS	1,818		1,773	40,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,773	118.0000	76.70	135,989	1988	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1758 HX Base Yr



95379 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	40,797
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	175,797
SOH/AGL Deduction	71,007
ASSESSED VALUE	104,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,790
TOTAL JUST VALUE	175,797
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2601	H/AC	1,510	06/10/1988
7215	MH MOVE-ON	36,000	04/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2055/0717	6/24/2016	SW	U	I	12	37,000
GRANTOR: FANNIE MAE						
GRANTEE: SEVILLA CHRISTOPHER						
2029/0040	2/18/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 BAS=[YR=2000] N12 W20 S12 E20$ W44 S23 E31
UOP=[YR=2000] S6 E10 N6 W10$ E35 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	2.00	AC		1.00	1.00	0.90	75,000.00	67,500.00	135,000							

REVIEW DATE 04/05/2019 BY KWA Total Acres: 2.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS