PT OF LOT 48 IN OR 965/436
RAINBOW ACRES SUB UNR PLAT
{R673972 & R673973}

MORRIS VICKI J
95403 ALLIGATOR CREEK RD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0048-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

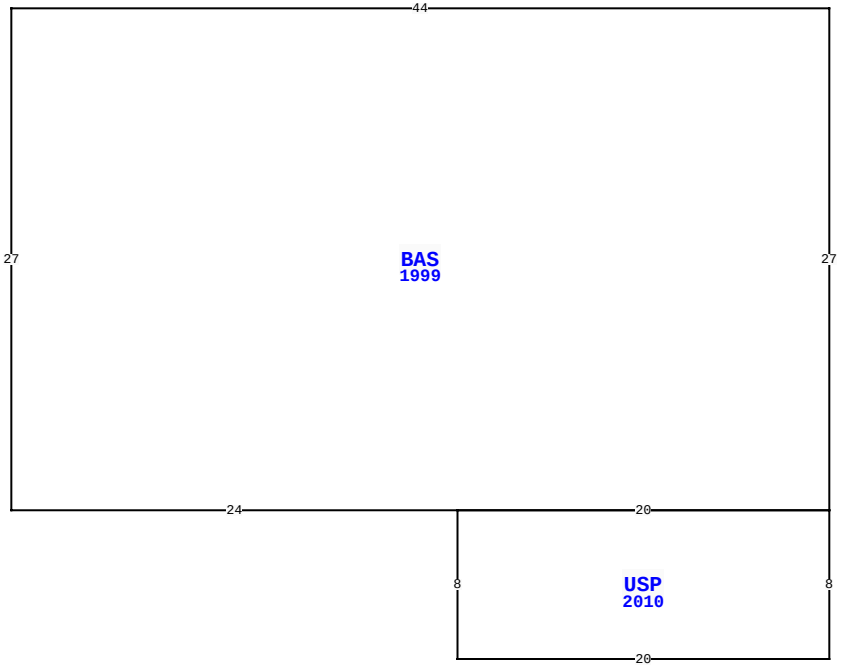
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,188	100	1,188	47,282
USP	160	50	80	3,184
TOTALS	1,348		1,268	50,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,268	123.6000	86.52	109,707	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2001 Heated Area: 1188 HX Base Yr 2001



95403 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		50,465
TOTAL MARKET OB/XF VALUE		756
TOTAL LAND VALUE - MARKET		54,375
TOTAL MARKET VALUE		105,596
SOH/AGL Deduction		49,235
ASSESSED VALUE		56,361
TOTAL EXEMPTION VALUE	HX HB	31,361
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		105,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23811	ADDITION	2,998	07/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0965/0436	1/04/2001	QC	U	I	07	100
GRANTOR: ARCHAMBO RUSSELL & JO						
GRANTEE: MORRIS VICKI J						
0949/0543	9/14/2000	QC	U	I	07	100
GRANTOR: MORRIS VICKI						
GRANTEE: ARCHAMBO JOHNNYE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W44 S27 E24 USP=[YR=2010] S8 E20 N8 W20 $ E20 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
2	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2002	2002	3	21	756	

LAND DESCRIPTION

TOTAL OB/XF 756

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	100	0006	OR	0.00	0.00	0.50	AC		1.00	1.00	1.45	75,000.00	108,750.00	54,375							

REVIEW DATE 07/25/2022 BY KW Total Acres: 0.50 Total Land Value: 54,375 Market: 0 Agricultural: 0 Common: 54,375 PRINTED 08/02/2023 BY SYS