

LOT 53
IN OR 740/492
RAINBOW ACRES SUB UNR PLAT

ROWLAND HENRY M & WANDA G
95559 ALLIGATOR CREEK ROAD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0053-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	780	100	780	75,928
FSP	126	40	50	4,867
FSP	350	40	140	13,628
FST	98	55	54	5,257
FUS	780	100	780	75,928
TOTALS	2,134		1,804	175,609

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
4	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	10.00	100	2000
5	1242	WD DECK A	0 100	0	0	66.00	SF	10.00	10.00	100	2000
6	0510	GARAGE WD-	0 100	30	30	900.00	SF	35.00	35.00	100	2008
7	0810	CONCRETE A	0 100	0	0	300.00	SF	6.50	6.50	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.50	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,804	127.6500	115.20	207,821	1989	1989		0	0	15.50
1 SINGLE FAM - 100% - 0 Heated Area: 1560 HX Base Yr											
95559 ALLIGATOR CREEK RD, FERNANDINA BEACH											
BLD DATE XE DATE LGL DATE LAND DATE AG DATE 05/30/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		175,609	
TOTAL MARKET OB/XF VALUE		20,132	
TOTAL LAND VALUE - MARKET		187,500	
TOTAL MARKET VALUE		383,241	
SOH/AGL Deduction		258,320	
ASSESSED VALUE		124,921	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		74,921	
TOTAL JUST VALUE		383,241	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		279,415	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9905995	XFOB	3,000	04/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1979/1017	5/14/2015	FJ U	I	I	11	0	
GRANTOR: DEWITT WILLIAM EDWARD							
GRANTEE: ROWLAND WANDA GAIL							
0740/0492	9/28/1995	WD U	I	I	10	100	
GRANTOR: BURNSD WILLARD W & F							
GRANTEE: ROWLAND HENRY M & W							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W14 BAS=[YR=1993] W30 S26 E9 FSP=[YR=1993] S6 E21 FSP=[YR=1993] E14 N25 W14 S25 \$ N6 W21 \$ E21 N26 \$ S7 E14 N7 \$ PTR= E15 FUS=[YR=1993] E30 S26 W30 N26 \$ W15 \$.											