PT LOTS 62,63 & PRIVATE PARK
TRACT IN OR 1996/1862 (EX PT
IN OR 206/38)

STRICKLAND OREN L & GLENDA M
95053 ALLIGATOR CREEK RD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

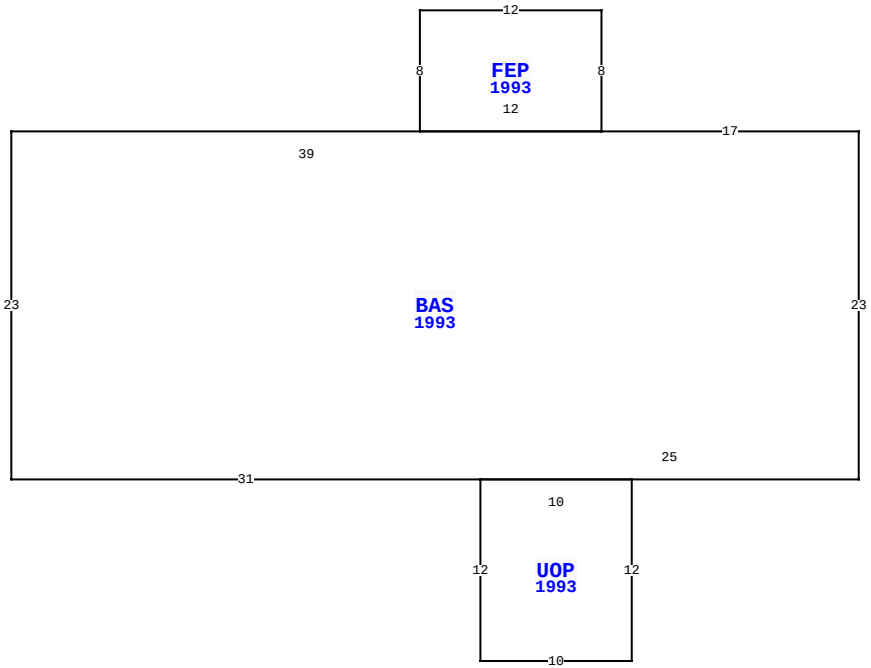
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1,288	7,092
FEP	96	85	82	451
UOP	120	25	30	165
TOTALS	1,504		1,400	7,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,400	42.3500	27.53	38,542	1973	1973	0	0	10	70.00	20.00

1 M/H 93- – 100% - 2019 Heated Area: 1370 HX Base Yr 2019



95053 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		94,687
TOTAL MARKET OB/XF VALUE		2,250
TOTAL LAND VALUE - MARKET		217,500
TOTAL MARKET VALUE		314,437
SOH/AGL Deduction		160,533
ASSESSED VALUE		153,904
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,904
TOTAL JUST VALUE		314,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CMH5492	CO ISSUED	0	06/21/2017
MH175492	MH MOVE-ON	0	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1996/1862	8/10/2015	WD	U	I	37	152,000
GRANTOR: POWELL SCARLETT						
GRANTEE: STRICKLAND OREN L &						
1168/0997	9/05/2003	QC	U	I	01	100
GRANTOR: POWELL BARRY R						
GRANTEE: POWELL SCARLETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FEP=[YR=1993] N8 W12 S8 E12$ W39 S23 E31
UOP=[YR=1993] S12 E10 N12 W10$ E25 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
2	0940	SHEDS/PORT	0	100	12	20	240.00	SF	15.00	15.00	100	1998	1998	3	20	720	
4	1242	WD DECK A	0	100	0	0	480.00	SF	5.00	5.00	100	1995	1995	3	20	480	
5	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	2017	2017	3	82	1,050	

LAND DESCRIPTION

TOTAL OB/XF 2,250

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			0.00	0.00	2.90	AC		1.00	1.00	1.00	75,000.00	75,000.00	217,500							

REVIEW DATE 11/14/2017 BY KW Total Acres: 2.90 Total Land Value: 217,500 Market: 0 Agricultural: 0 Common: 217,500 PRINTED 08/02/2023 BY SYS

PT LOTS 62,63 & PRIVATE PARK
TRACT IN OR 1996/1862 (EX PT
IN OR 206/38)

STRICKLAND OREN L & GLENDA M
95053 ALLIGATOR CREEK RD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

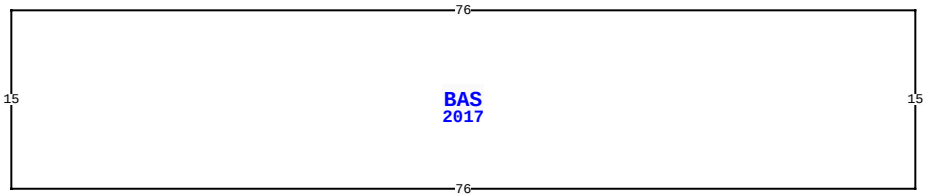
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1,140	86,979
TOTALS	1,140		1,140	86,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,140	117.2000	82.04	93,526	2017	2017	0	0	0	7.00	93.00

2 M/H 94+ – 100% - 2019 Heated Area: 1140 HX Base Yr 2019



95053 ALLIGATOR CREEK RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		94,687
TOTAL MARKET OB/XF VALUE		2,250
TOTAL LAND VALUE - MARKET		217,500
TOTAL MARKET VALUE		314,437
SOH/AGL Deduction		160,533
ASSESSED VALUE		153,904
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,904
TOTAL JUST VALUE		314,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1996/1862	8/10/2015	WD	U	I	37	152,000
GRANTOR: POWELL SCARLETT						
GRANTEE: STRICKLAND OREN L &						
1168/0997	9/05/2003	QC	U	I	01	100
GRANTOR: POWELL BARRY R						
GRANTEE: POWELL SCARLETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W76 S15 E76 N15$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/14/2017 BY KW Total Acres: 2.90 Total Land Value: 217,500 Market: 0 Agricultural: 0 Common: 217,500 PRINTED 08/02/2023 BY SYS