PT OF LOTS 62 & 63
IN OR 2265/234
RAINBOW ACRES SUB UNR PLAT

WHITTEMORE JOHN J & DEANA
95141 ALLIGATOR CREEK RD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0062-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

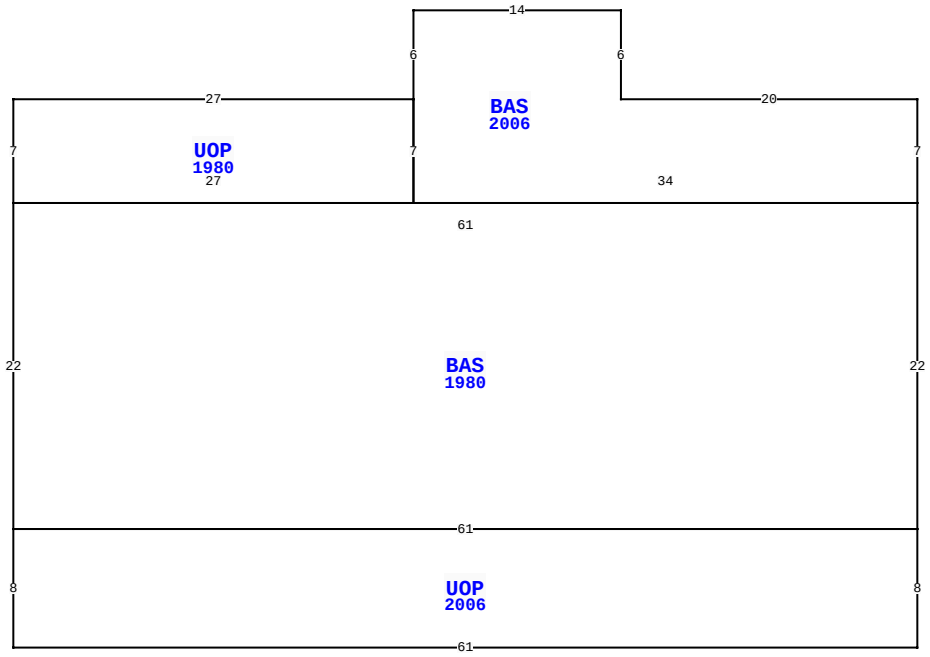
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,342	100	1,342	27,582
BAS	322	100	322	6,618
UOP	189	25	47	966
UOP	488	25	122	2,507
TOTALS	2,341		1,833	37,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,833	105.4000	68.51	125,579	1980	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2015 Heated Area: 1664 HX Base Yr 2015



95141 ALLIGATOR CREEK RD, FERNANDINA BEACH

BLD DATE	06/08/2007	RK	LGL DATE	
XF DATE	06/22/2007	RK	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		37,674
TOTAL MARKET OB/XF VALUE		7,235
TOTAL LAND VALUE - MARKET		158,250
TOTAL MARKET VALUE		203,159
SOH/AGL Deduction		130,171
ASSESSED VALUE		72,988
TOTAL EXEMPTION VALUE	HX HB	47,988
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		203,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2265/0234	3/27/2019	QC	U	I	11	100
GRANTOR: WHITTEMORE JOHN J & D						
GRANTEE: WHITTEMORE JOHN J &						
1932/1610	8/15/2014	WD	U	I	37	150,000
GRANTOR: PETERSON HYDIE R & RH						
GRANTEE: WHITTEMORE JOHN J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 N6 W14 S6 UOP=[YR=1980] W27 S7
BAS=[YR=1980] S22 UOP=[YR=2006] S8 E61 N8 W61 $ E61 N22 W61 $ E27 N7 $ S7 E34 N7 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0510	GARAGE WD-	0	100	60	24	1,440.00	SF	17.50	17.50	100	1990	1990	3	20	5,040	
3	0351	CARPORT MT	0	100	24	25	600.00	SF	4.00	4.00	100	1998	1998	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 7,235

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	100		OR	0.00	0.00	2.11	AC		1.00	1.00	1.00	75,000.00	75,000.00	158,250							

REVIEW DATE 10/25/2018 BY KBA Total Acres: 2.11 Total Land Value: 158,250 Market: 0 Agricultural: 0 Common: 158,250 PRINTED 08/02/2023 BY SYS