

WELLER IRENE A L/E/
95704 ALLIGATOR CREEK ROAD
FERNANDINA BEACH, FL 32034

44-2N-28-0000-0004-0000

[illegible]

WELLER IRENE A L/E/
95704 ALLIGATOR CREEK ROAD
FERNANDINA BEACH, FL 32034

44-2N-28-0000-0004-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories Units

26

03

01

05

14

08

03

04

02

1.

AL SIDING 100

GABLE/HIP 100

MINIMUM 100

DRYWALL 100

CARPET 90

SHT VINYL 10

CENTRAL 100

AIR DUCTED 100

2 100

1 100

WOOD FRAME 100

1. 1. 100

0 100

TOTALS

880

798

17,529

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

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

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0820

02

798

104.6000

73.22

58,430

1988

1988

0

0

70.00

30.00

Heated Area: 784

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/13/2024

MLU

TOTAL OB/XF

0

NASSAU COUNTY PROPERTY

PAGE 2 of 4

4

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

350,331

150

710,625

1,061,106

716,915

344,191

55,000

289,191

1,061,106

0

893,441

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

1080/1477

9/16/2002

QC

U

I

18

100

GRANTOR: WELER IRENE A & RICH

GRANTEE: THE WELER FAMILY R

1080/1472

9/16/2002

QC

U

I

18

100

GRANTOR: WELER IRENE A & RICH

GRANTEE: THE WELER FAMILY R

BUILDING NOTES

BAS=[YR=1995] W14 S40 DCK=[YR=2018] W6 S16 E6 N16\$ S16 E14 N56\$.

95704 ALLIGATOR CREEK RD, FERNANDINA BEACH

Basement Footprint

14

40

56

6

16

16

6

14

BAS 1995

DCK 2018

REVIEW DATE

04/16/2019

BY

KW

Total Acres: 3.46

Total Land Value: 710,625

Market: 0

Agricultural: 0

Common: 710,625

PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03AL SIDING 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Wall Interior Floo Interior Floo Air Condition Heating Type Bedrooms Bathrooms01 MINIMUM 100 DRYWALL 80 PLYWOOD 20 CARPET 90 SHT VINYL 10 CENTRAL 100 AIR DUCTED 100 2 100 2 100

Frame Stories Units02 WOOD FRAME 100 1. 1. 100 0 100

TOTALS98893420,908

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

082002934106.600074.6269,695198619860070.0030.00

Heated Area: 924HX Base Yr

NASSAU COUNTY PROPERTY

PAGE 3 of 4

4

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE350,331

TOTAL MARKET OB/XF VALUE150

TOTAL LAND VALUE - MARKET710,625

TOTAL MARKET VALUE1,061,106

SOH/AGL Deduction716,915

ASSESSED VALUE344,191

TOTAL EXEMPTION VALUEHX HB WX55,000

BASE TAXABLE VALUE289,191

TOTAL JUST VALUE1,061,106

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE893,441

PERMIT NUMDESCRIPTIONAMTISSUED

Sales Data

OFF RECORD NumberDATETYPEINSTQU / I V / I RSN CD SALE PRICE

1080/14779/16/2002QC U I I 18100

GRANTOR: WELLER IRENE A & RICH

GRANTEE: THE WELLER FAMILY R

1080/14729/16/2002QC U I I 18100

GRANTOR: WELLER IRENE A & RICH

GRANTEE: THE WELLER FAMILY R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N66 W14 S44 DCK=[YR=1993] W8 S8 E8 N8\$ S22 E14\$.

EXTRA FEATURES

L NOB/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 DESCRIPTIONTOTAL OB/XF0

L NUSE CODE CLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE 04/16/2019BY KWTotal Acres: 3.46Total Land Value: 710,625Market: 0Agricultural: 0Common: 710,625PRINTED 08/06/2024 BY SYS

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