

PT OF SAM HARRISON GRANT
SEC 44-2N-28E IN OR 552/692 &
IN OR 568/440

HUTCHINS VICTOR W
95834 ALLIGATOR CREEK ROAD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-0000-0004-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	93,867
DCK	144	10	14	1,521
FOP	192	30	58	6,301
UCP	864	20	173	18,795
TOTALS	2,064		1,109	120,485

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
1	0810	CONCRETE A	0 100	35	10	350.00	SF	6.50	6.50	100	1997	1997	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.03	AC		1.00	1.00

REVIEW DATE 04/16/2019 BY KW

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,109	128.4932	122.07	135,376	1997	2000	0	0	0	11.00	89.00	
1 SINGLE FAM - 100% - 1999 Heated Area: 864 HX Base Yr 1999													
24 36 8 24 24 28 8 4 4 BAS 1997 FOP 1997 DCK 1997 24 36 24 24 36 UCP 1997													
95834 ALLIGATOR CREEK RD, FERNANDINA BEACH													
BLD DATE 05/30/2023 MLU													

TOTAL OB/XF													
1,661													

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1,661													

Total Acres: 1.03 Total Land Value: 77,250 Market: 0 Agricultural: 0 Common: 77,250

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		120,485	
TOTAL MARKET OB/XF VALUE		1,661	
TOTAL LAND VALUE - MARKET		77,250	
TOTAL MARKET VALUE		199,396	
SOH/AGL Deduction		105,270	
ASSESSED VALUE		94,126	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		44,126	
TOTAL JUST VALUE		199,396	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		194,063	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2006520	REPAIR/RRF	4,500	08/01/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0568/0440	4/24/1989	WD	U	V	01	100	
GRANTOR: HUTCHINS VICTOR H							
GRANTEE: HUTCHINS VICTOR W							
0266/0675	6/01/1978	WD	Q	V		6,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES													
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BUILDING DIMENSIONS													
FOP=[YR=1997] W8 BAS=[YR=1997] W36 S24 E8 DCK=[YR=1997] S4 E36 N4 W36\$ E28 N24 \$ S24 E8 N24\$ PTR= E15 UCP=[YR=1997] E36 S24 W36 N24\$ W15\$.													

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