

PT OF SAM HARRISON GRANT
PARCELS 4-4 4-9 4-10 & 4-8
IN OR 2645/823

DONOVAN FAMILY TRUST/DONOVAN DANIEL J TRUSTEE
95744 ALLIGATOR CREEK RD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-0000-0004-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 80
Exterior Wall	17 CB STUCCO 20
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	06 CUST PANEL 10
Interior Floo	11 CLAY TILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	3. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC 4009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	24	15	4	482
BAL	140	15	21	2,530
BAS	768	100	768	92,529
FCP	400	25	100	12,048
FCP	576	25	144	17,350
FOP	60	30	18	2,169
FOP	192	30	58	6,988
FOP	216	30	65	7,831
FOP	25	30	8	964
FOP	180	30	54	6,506
TOTALS	6,335		4,416	532,045

EXTRA FEATURES	
L N	OB/XF CODE
1	0812 CONCRETE C
2	0300 BOAT DCK W
3	0510 GARAGE WD-
4	0300 BOAT DCK W
5	0940 SHEDS/PORT
6	0500 FP-PRE FAB
7	0803 ASPHALT C
8	0811 CONCRETE B
9	1241 WD DECK G
10	0350 CARPORT WD

** This building has 20 Sub-Areas

95744 ALLIGATOR CREEK RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1992	1992	3	64	6,564	
100	1995	1995	3	23	7,406	
100	1992	1992	3	20	6,188	
100	1995	1995	3	23	5,667	
100	1992	1992	3	20	720	
100	1992	1992	3	72	2,520	
100	1995	1995	3	50	9,782	
100	1995	1995	3	70	3,160	
100	1993	1993	3	20	1,288	
100	1993	1993	3	20	811	

LAND DESCRIPTION	
L N	USE CODE
1	000130 C
2	000115 C

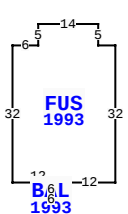
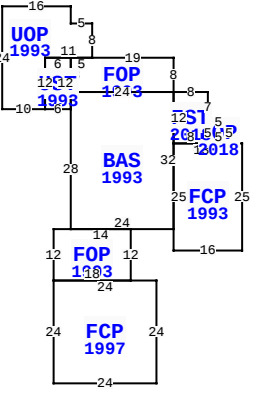
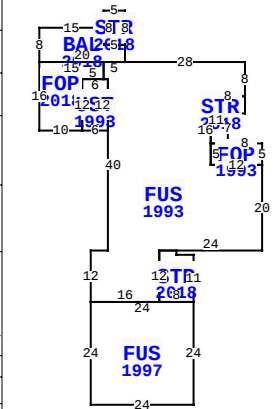
TOTAL OB/XF		44,106	
UNIT TYPE	D T	% COND	TOT ADJ
FF	1.00	1.00	1.00
AC	1.00	1.00	1.00

MARKET ADJUSTMENTS

1 SNGL FAM - 100% - 2022

Heated Area: 3738

HX Base Yr 2022



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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	532,045
TOTAL MARKET OB/XF VALUE	53,838
TOTAL LAND VALUE - MARKET	288,000
TOTAL MARKET VALUE	873,883
SOH/AGL Deduction	227,110
ASSESSED VALUE	646,773
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	596,773
TOTAL JUST VALUE	873,883
NCON VALUE	8,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	782,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230008824	20X41 CPT	27,256	07/01/2023
96 3551	ADDITION	22,680	03/01/1997
963551	ADDITION	22,680	12/01/1996
8578	XFOB	17,561	12/28/1992
8310	REMODEL	52,990	08/14/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/823	6/02/2023	WD	U	I	11	100
GRANTOR: DONOVAN MARY B & DANI						
GRANTEE: DONOVAN FAMILY TRUS						
2434/1412	2/12/2021	WD	Q	I	01	647,000
GRANTOR: HARRIS PATRICIA A L/E						
GRANTEE: DONOVAN MARY B & DA						

BUILDING NOTES

BUILDING DIMENSIONS
FCP=[YR=1993] W3 FOP=[YR=2018] N5 W5 FST=[YR=2018] N7 W8
FOP=[YR=1993] N8 W19 UOP=[YR=1993] N8 W5 N4 W16 S24 E10
UST=[YR=1993] E6 BAS=[YR=1993] S28 FOP=[YR=1993] W4 S12
FCP=[YR=1997] S24 E24 N24 W24\$ E18 N12 W14\$ E24 N32 W24 S4\$
N12 W6 S12\$ N12 E11\$ W5 S8 E24\$ S12 E8 N5\$ S5 E5\$ W13 S25 E16
N25\$ PTR= W95 FOP=[YR=1993] W8 STR=[YR=2018] N7 E4 N4
FUS=[YR=1993] N8 W28 BAL=[YR=2018] N4 STR=[YR=2018] N8 W5
S8 E5\$ W5 N4 W15 S8 FOP=[YR=2018] S16 E10 UST=[YR=1993] E6
N12 W6 S12\$ N12 E5 N4 W15\$ E20\$ W5 S4 E1 S40 W4 S12
FUS=[YR=1997] S24 E24 N24 STR=[YR=2018] N11 W4 N1 W4 S12
E8\$ W24\$ E16 N12 E24 N20 W12 N16 E8\$ W8 S11 E4\$ W4 S5 E12 N5\$
E95 PTR=E40 FUS=[YR=1993] E6 N5 E14 S5 E4 S32 W12

[illegible]