LOT 2
L/E PT OR 829/589
ALLIGATOR CREEK SUB PB 2/73

ARTHUR GARY M
321 BARNARD ST
SAVANNAH, GA 31401

2024

44-2N-28-5120-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

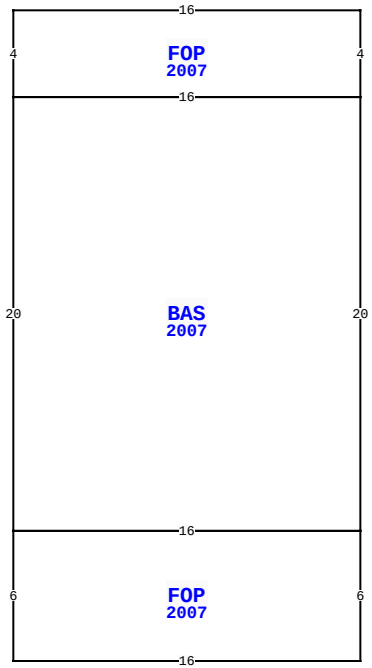
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100	320	21,859
FOP	64	30	19	1,298
FOP	96	30	29	1,981
TOTALS	480		368	25,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	368	151.8000	75.90	27,931	2003	2003	0	0	0	10.00	90.00

1 ACCESORY U – 0% - 0 Heated Area: 320 HX Base Yr



95022 ALLIGATOR CREEK RD, FERNANDINA BEACH

BLD DATE	07/14/2008 RK	LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	25,138
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,005,000
TOTAL MARKET VALUE	1,030,138
SOH/AGL Deduction	662,883
ASSESSED VALUE	367,255
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	367,255
TOTAL JUST VALUE	1,030,138
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	561,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0829/0589	4/09/1998	WD	U	I	18	152,100
GRANTOR: LANE MILLS B IV L/E						
GRANTEE: ARTHUR GARY M						
0829/0587	4/09/1998	WD	U	I	09	100
GRANTOR: LANE MILLS B IV TRUST						
GRANTEE: LANE MILLS B IV						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W16 S4 BAS=[YR=2007] S20 FOP=[YR=2007] S6 E16 N6 W16 $ E16 N20 W16 $ E16 N4 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000730	C	MISC RES WAT	0		OR	134.00	900.00	134.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	1,005,000							

REVIEW DATE 03/06/2024 BY NWA Total Acres: 0.00 Total Land Value: 1,005,000 Market: 0 Agricultural: 0 Common: 1,005,000 PRINTED 08/06/2024 BY SYS