LOT 3
L/E PT OR 829/589
ALLIGATOR CREEK SUB PB 2/73

ARTHUR GARY M
321 BARNARD ST
SAVANNAH, GA 31401

2024

44-2N-28-5120-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	01	MINIMUM 100
Interior Floo	15	HARDTILE 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

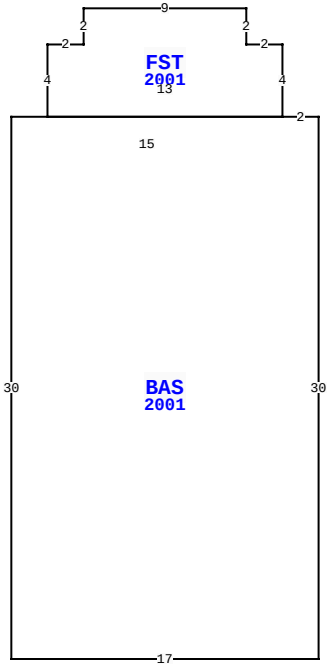
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	510	100	510	114,864
FST	70	50	35	7,883
TOTALS	580		545	122,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	545	161.7000	253.06	137,918	2001	2001	0	0	0	11.00	89.00

1 CHURCH – 0% - 0 Heated Area: 510 HX Base Yr



95056 ALLIGATOR CREEK RD, FERNANDINA BEACH

BLD DATE		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	122,747
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,110,000
TOTAL MARKET VALUE	1,232,747
SOH/AGL Deduction	806,198
ASSESSED VALUE	426,549
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	426,549
TOTAL JUST VALUE	1,232,747
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	724,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E007356	CHNGE SRVC	1,200	10/01/2000
9905970	NEW CONSTR	50,200	04/01/1999

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: GARY M ARTHUR						
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

BAS=[YR=2001] W2 FST=[YR=2001] N4 W2 N2 W9 S2 W2 S4 E13 $ W15 S30 E17 N30 $.

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	148.00	850.00	148.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	1,110,000							

REVIEW DATE 03/06/2024 BY NWA Total Acres: 0.00 Total Land Value: 1,110,000 Market: 0 Agricultural: 0 Common: 1,110,000 PRINTED 08/06/2024 BY SYS