LOT 5
IN OR 2483/64
ALLIGATOR CREEK SUB PB 2/73

BRAZIL JULIE A
139 CORRAL CIRCLE
ST AUGUSTINE, FL 32092

2024

44-2N-28-5120-0005-0000

BUILDING CHARACTERISTICS

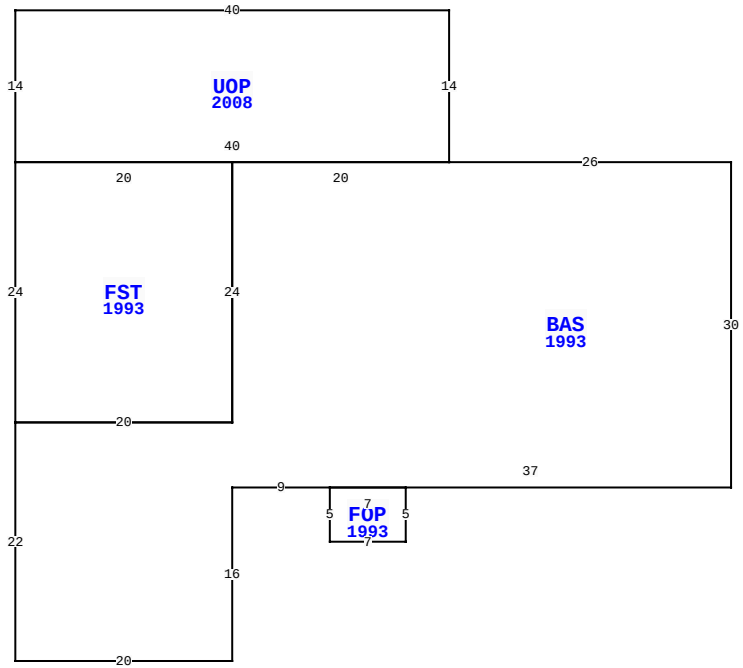
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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
BAS	1,820	100	1,820	125,891
FOP	35	30	10	692
FST	480	55	264	18,261
UOP	560	20	112	7,747
TOTALS	2,895		2,206	152,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,206	114.6600	108.93	240,300	1961	1970	0	0	0	36.50	63.50

1 SINGLE FAM – 0% - 0 Heated Area: 1820 HX Base Yr



95096 ALLIGATOR CREEK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	152,590
TOTAL MARKET OB/XF VALUE	805
TOTAL LAND VALUE - MARKET	885,000
TOTAL MARKET VALUE	1,038,395
SOH/AGL Deduction	514,871
ASSESSED VALUE	523,524
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	523,524
TOTAL JUST VALUE	1,038,395
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	618,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2009972	REPAIR/RRF	15,500	11/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2483/0064	7/26/2021	WD	Q	I	01	460,000
GRANTOR: COOPER RUTH M						
GRANTEE: BRAZIL JULIE A						
0421/0361	5/01/1984	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 UOP=[YR=2008] N14 W40 S14 FST=[YR=1993] S24 E20 N24 W20$ E40$ W20 S24 W20 S22 E20 N16 E9 FOP=[YR=1993] S5 E7 N5 W7$ E37 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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1961	1961	3	23	805	

LAND DESCRIPTION

TOTAL OB/XF 805

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	000130	C	SFR WATER	0		OR	118.00	838.00	118.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	885,000							

REVIEW DATE 04/01/2019 BY KW Total Acres: 0.00 Total Land Value: 885,000 Market: 0 Agricultural: 0 Common: 885,000 PRINTED 08/06/2024 BY SYS