LOT 8
FPL ESMT IN OR 907/1601
ALLIGATOR CREEK SUB PB 2/73

KINDYBAL MICHAEL
96356 LIGHT WIND DRIVE
FERNANDINA BEACH, FL 32035-1746

2024

44-2N-28-5120-0008-0000

BUILDING CHARACTERISTICS

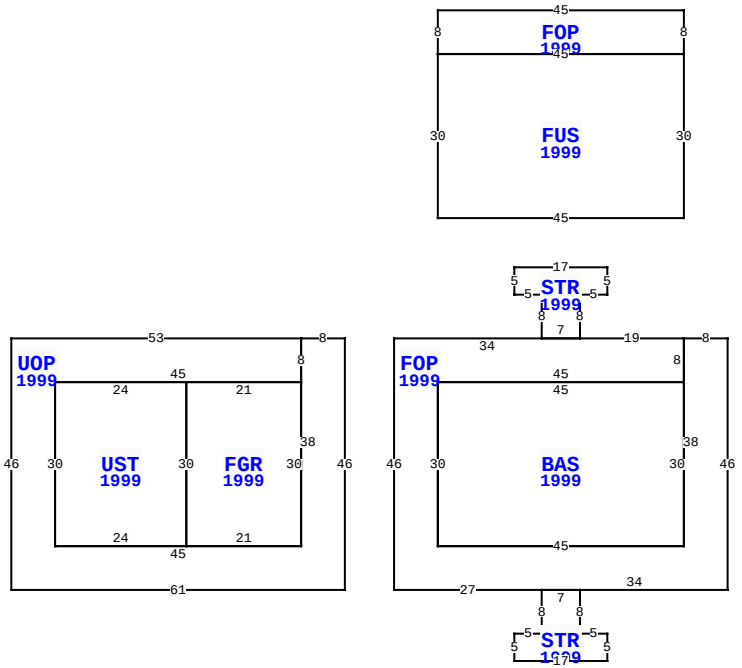
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
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	1,350	100	1,350	180,220
FGR	630	55	346	46,189
FOP	360	30	108	14,417
FOP	1,456	30	437	58,338
FUS	1,350	100	1,350	180,220
STR	141	10	14	1,869
STR	141	10	14	1,869
UOP	1,456	20	291	38,848
UST	720	45	324	43,252
TOTALS	7,604		4,234	565,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,234	100.8480	151.27	640,477	1999	1999	0	0	0	11.75	88.25

1 SFR CUST – 0% - 2023 Heated Area: 2700 HX Base Yr



95120 ALLIGATOR CREEK RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	565,221
TOTAL MARKET OB/XF VALUE	33,315
TOTAL LAND VALUE - MARKET	1,008,675
TOTAL MARKET VALUE	1,607,211
SOH/AGL Deduction	383,046
ASSESSED VALUE	1,224,165
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,224,165
TOTAL JUST VALUE	1,607,211
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,112,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9906067	NEW CONSTR	285,000	05/01/1999
985476	CHNGE SRVC	0	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/0683	5/10/2022	WD	Q	I	01	1,300,000
GRANTOR: ACREE RUSSELL ARCH II						
GRANTEE: KINDYBAL MICHAEL						
1177/1043	10/03/2003	WD	Q	I		560,000
GRANTOR: STUBBS PEGGY W						
GRANTEE: ACREE RUSSELL ARCH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W45 S30 E45 N30 $ FOP=[YR=1999] N8 W19
STR=[YR=1999] N8 E5 N5 W17 S5 E5 S8 E7 $ W34 S46 E27
STR=[YR=1999] S8 W5 S5 E17 N5 W5 N8 W7 $ E34 N46 W8 S38 W45
N30 E45 $ PTR= W70 FGR=[YR=1999] W21 UST=[YR=1999] W24 S30
E24 N30 $ S30 E21 N30 $ UOP=[YR=1999] N8 W53 S46 E61 N46 W8
S38 W45 N30 E45 $ E70 $ PTR= N30 FUS=[YR=1999] N30
FOP=[YR=1999] N8 W45 S8 E45 $ W45 S30 E45 $ S30 $.

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	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	0	0	0	1,392.00	SF	6.50	6.50	100	1999	1999	3	77	6,967	
3	0825	BRICK	0	0	0	0	244.00	SF	12.50	12.50	100	1999	1999	3	93	2,837	
4	0462	ST/AL FNC	0	0	52	5	260.00	SF	10.00	10.00	100	2004	2004	3	36	936	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	375.00	375.00	100	2004	2004	3	64	480	
6	0462	ST/AL FNC	0	0	202	4	808.00	SF	10.00	10.00	100	2004	2004	3	36	2,909	
7	0463	FENCE GATE	0	0	0	0	1.00	UT	375.00	375.00	100	2004	2004	3	64	240	
8	0920	CWALL-WD/M	0	0	0	0	152.00	LF	292.50	292.50	100	2000	2000	3	20	8,892	
9	0300	BOAT DCK W	0	0	42	4	168.00	SF	0.40	0.40	100	2000	2000	3	28	19	
10	0300	BOAT DCK W	0	0	0	0	3,708.00	SF	6.00	6.00	100	2003	2003	3	32	7,119	

LAND DESCRIPTION

TOTAL OB/XF 33,304

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	0006	OR	134.00	895.00	134.49	FF		1.00	1.00	1.00	7,500.00	7,500.00	1,008,675							

REVIEW DATE 04/01/2019 BY KW Total Acres: 0.00 Total Land Value: 1,008,675 Market: 0 Agricultural: 0 Common: 1,008,675 PRINTED 08/06/2024 BY SYS

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FPL ESMT IN OR 907/1601
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 — 4

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0322	BOAT LFT L	0	0	0	0	1.00	UT	15.00	15.00	100	2003	2003	3	21	3	
12	0317	DCK PLNG W	0	0	0	0	4.00	UT	10.00	10.00	100	2003	2003	3	21	8	

LAND DESCRIPTION

TOTAL OB/XF 11

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

REVIEW DATE 04/01/2019 BY KW Total Acres: 0.00 Total Land Value: 1,008,675 Market: 0 Agricultural: 0 Common: 1,008,675 PRINTED 08/06/2024 BY SYS