PT OF TRACT "A"
IN OR 978/355
ALLIGATOR CREEK SUB PB 2/73

HIXON RUSSELL F/NELSON CYNTHIA G
PO BOX 1169
YULEE, FL 32041-1169

2024

44-2N-28-5120-000A-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

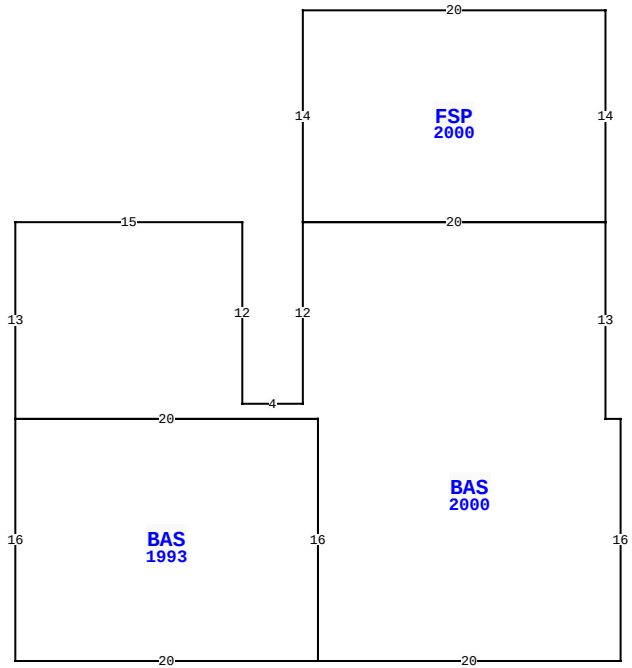
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	320	100	320	28,455
BAS	779	100	779	69,270
FSP	280	40	112	9,960
TOTALS	1,379		1,211	107,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,211	118.4868	112.56	136,310	1961	1995	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2003 Heated Area: 1099 HX Base Yr 2003



95664 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		107,685
TOTAL MARKET OB/XF VALUE		9,405
TOTAL LAND VALUE - MARKET		751,500
TOTAL MARKET VALUE		868,590
SOH/AGL Deduction		623,315
ASSESSED VALUE		245,275
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		195,275
TOTAL JUST VALUE		868,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		738,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0978/0355	3/29/2001	WD	Q	I		255,000
GRANTOR: WILLIS ROBERT G & MAR						
GRANTEE: HIXON RUSSELL F & C						
0966/0573	1/11/2001	DG	U	I	01	100
GRANTOR: WILLIS ROBERT G						
GRANTEE: WILLIS MARGARITA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W1 N13 FSP=[YR=2000] N14 W20 S14 E20 $ W20 S12 W4 N12 W15 S13 BAS=[YR=1993] S16 E20 N16 W20 $ E20 S16 E20 N16 $.

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	0300	BOAT DCK W	0	100	0	0	113.00	SF	40.00	40.00	100	1980	1980	3	20	904	
2	0350	CARPORT WD	0	100	16	12	192.00	SF	13.65	13.65	100	1980	1980	3	20	524	
3	0820	WOOD WALK	0	100	78	4	312.00	SF	11.75	11.75	100	1990	1990	3	40	1,466	
4	0306	BOAT RAMP	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	1990	1990	3	100	3,000	
5	1242	WD DECK A	0	100	0	0	475.00	SF	10.00	10.00	100	1990	1990	3	20	950	
6	0820	WOOD WALK	0	100	29	4	116.00	SF	11.75	11.75	100	2000	2000	3	40	545	
7	0300	BOAT DCK W	0	100	16	8	128.00	SF	40.00	40.00	100	2000	2000	3	28	1,434	
8	0350	CARPORT WD	0	100	16	14	224.00	SF	13.00	13.00	100	2000	2000	3	20	582	

LAND DESCRIPTION

TOTAL OB/XF 9,405

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	100		OR	0.00	0.00	334.00	FF		1.00	1.00	0.75	3,000.00	2,250.00	751,500							

REVIEW DATE 04/17/2019 BY KW Total Acres: 0.00 Total Land Value: 751,500 Market: 0 Agricultural: 0 Common: 751,500 PRINTED 08/06/2024 BY SYS