PT OF TRACT A
IN OR 1007/1571
ALLIGATOR CREEK SUB PB 2/73

LOUM JOAN G & GLENN M
95622 ALLIGATOR CREEK ROAD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5120-000A-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

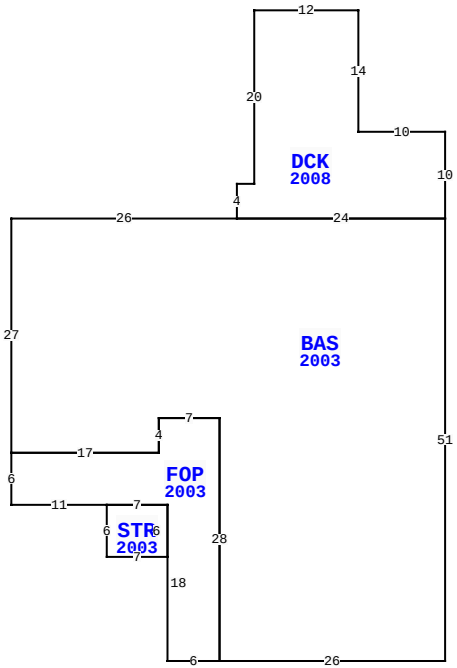
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,946	100	1,946	199,319
DCK	396	10	40	4,097
FOP	280	30	84	8,604
STR	42	10	4	410
TOTALS	2,664		2,074	212,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,074	119.4620	113.49	235,378	2003	2003	0	0	0	9.75	90.25

1 SINGLE FAM – 100% - 0 Heated Area: 1946 HX Base Yr



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

95622 ALLIGATOR CREEK RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		212,429
TOTAL MARKET OB/XF VALUE		10,008
TOTAL LAND VALUE - MARKET		299,250
TOTAL MARKET VALUE		521,687
SOH/AGL Deduction		346,327
ASSESSED VALUE		175,360
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		120,360
TOTAL JUST VALUE		521,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
995971	CHNGE SRVC	0	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1007/1571	9/14/2001	QC	U	I	06	100
GRANTOR: GUEST DELMAS C						
GRANTEE: GUEST DELMAS & JOAN						
0105/0249	1/01/1970	TA	U	I		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2008] W10 N14 W12 S20 W2 S4 BAS=[YR=2003] W26 S27 FOP=[YR=2003] S6 E11 STR=[YR=2003] S6 E7 N6 W7 $ E7 S18 E6 N28 W7 S4 W17 $ E17 N4 E7 S28 E26 N51 W24$ E24 N10$.

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	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2003	2003	3	32	6,451	
2	0810	CONCRETE A	0	100	24	24	576.00	SF	6.50	6.50	100	2015	2015	3	95	3,557	

LAND DESCRIPTION

TOTAL OB/XF 10,008

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	125.00	434.00	133.00	FF		1.00	1.00	0.75	3,000.00	2,250.00	299,250							

REVIEW DATE 04/17/2019 BY KW Total Acres: 0.00 Total Land Value: 299,250 Market: 0 Agricultural: 0 Common: 299,250 PRINTED 08/06/2024 BY SYS