PT OF TRACT A
OR 542 PG 1287
ALLIGATOR CREEK SUB PB 2/73

JONES WILLIAM H EST
PO BOX 3
YULEE, FL 32041-0003

2024

44-2N-28-5120-000A-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

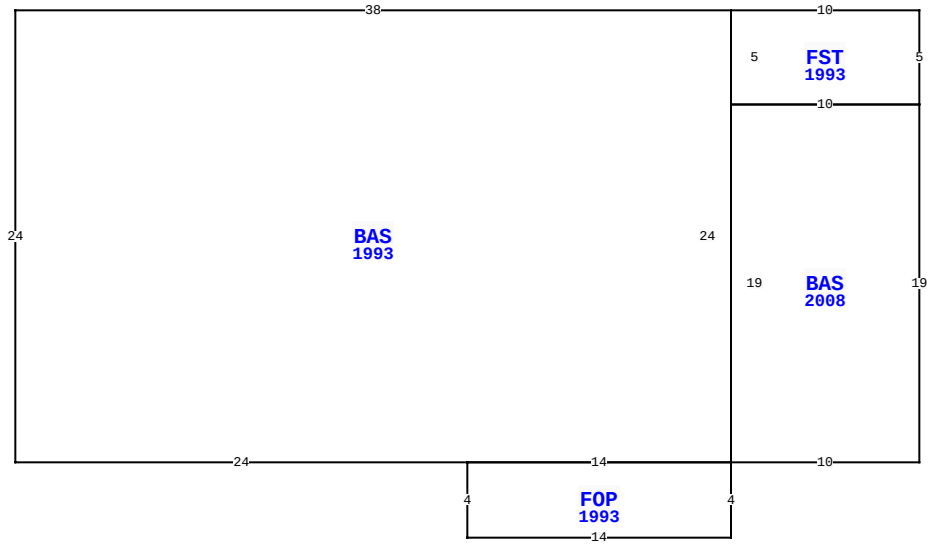
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	912	100	912	88,307
BAS	190	100	190	18,397
FOP	56	30	17	1,646
FST	50	55	28	2,711
TOTALS	1,208		1,147	111,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,147	122.4300	116.31	133,408	1975	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 0% - 0 Heated Area: 1102 HX Base Yr



95562 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	111,062
TOTAL MARKET OB/XF VALUE	2,882
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	188,944
SOH/AGL Deduction	51,103
ASSESSED VALUE	137,841
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,841
TOTAL JUST VALUE	188,944
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0542/1287	5/11/1988	QC	U	I	01	100
GRANTOR: JONES WM & NANCY E						
GRANTEE: JONES WILLIAM H						
0507/0355	1/02/1987	WD	Q	I		46,500
GRANTOR: WHITE DAVID & JEAN						
GRANTEE: JONES WM H & NANCY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S24 E24 FOP=[YR=1993] S4 E14 N4W14$ E14
BAS=[YR=2008] E10 N19 FST=[YR=1993] N5 W10 S5E10$ W10S19$
N24$.

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	1984	1984	3	56	1,960	
2	0300	BOAT DCK W	0	0	16	12	192.00	SF	12.00	12.00	100	2005	2005	3	40	922	

LAND DESCRIPTION

TOTAL OB/XF 2,882

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	000100	C	SFR	0		OR	100.00	388.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/05/2019 BY KWA Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS