PT OF TRACT A OR 180/415
ALLIGATOR CREEK SUB PB 2/73

FOREHAND TERRENCE E & PATRICIA K L/E/
95598 ALLIGATOR CREEK ROAD
FERNANDINA BCH, FL 32034

2024

44-2N-28-5120-000A-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
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		3 100
Bathrooms		1.5 100
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

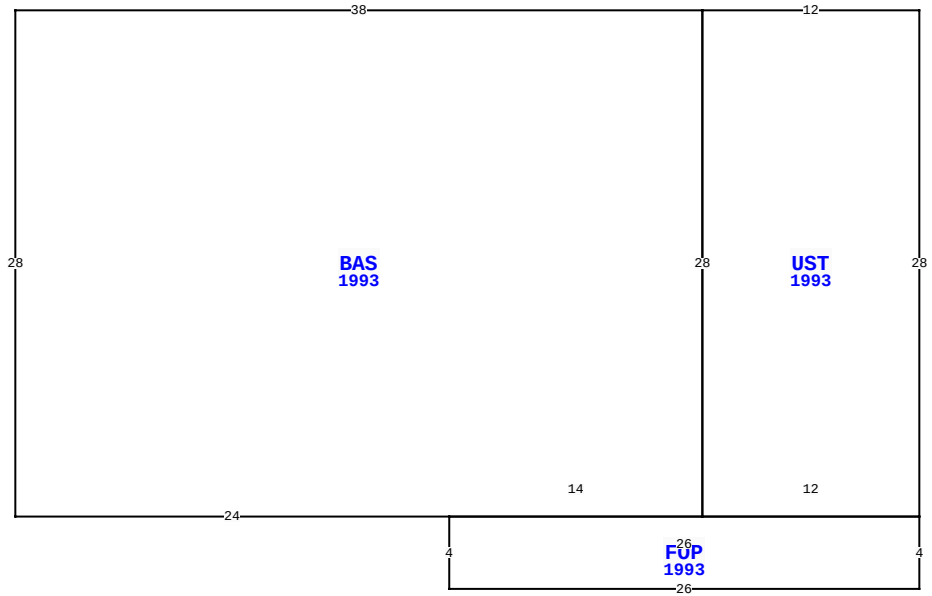
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	111,755
FOP	104	30	31	3,256
UST	336	45	151	15,860
TOTALS	1,504		1,246	130,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,246	134.4557	127.73	159,152	1970	1985	0	0	0	17.77	82.23

1 SINGLE FAM – 100% - 0 Heated Area: 1064 HX Base Yr



95598 ALLIGATOR CREEK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/31/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		142,389
TOTAL MARKET OB/XF VALUE		2,758
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		370,147
SOH/AGL Deduction		274,780
ASSESSED VALUE		95,367
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		45,367
TOTAL JUST VALUE		370,147
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1708126	REPAIR/RRF	5,400	12/01/2017
94-00978	GARAGE	18,660	04/22/1994
8736	REMODEL	1,000	03/09/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2664/1417	8/28/2023	LE	U	I	11	100
GRANTOR: FOREHAND TERRENCE E &						
GRANTEE: FOREHAND TERRENCE E						
0180/0415	1/01/1974	WD	Q	I		20,500
GRANTOR: BENNETT CHARLES N & E						
GRANTEE: FOREHAND TERRENCE E						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 BAS=[YR=1993] W38 S28 E24 FOP=[YR=1993] S4 E26 N4 W26$ E14 N28$ S28 E12 N28$.

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	0811	CONCRETE B	0	100	26	30	780.00	SF	5.20	5.20	100	1994	1994	3	68	2,758	

LAND DESCRIPTION

TOTAL OB/XF 2,758

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	000116	C	SFR MARSH	100		OR	100.00	430.00	100.00	FF		1.00	1.00	0.75	3,000.00	2,250.00	225,000							

REVIEW DATE 04/05/2019 BY KWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

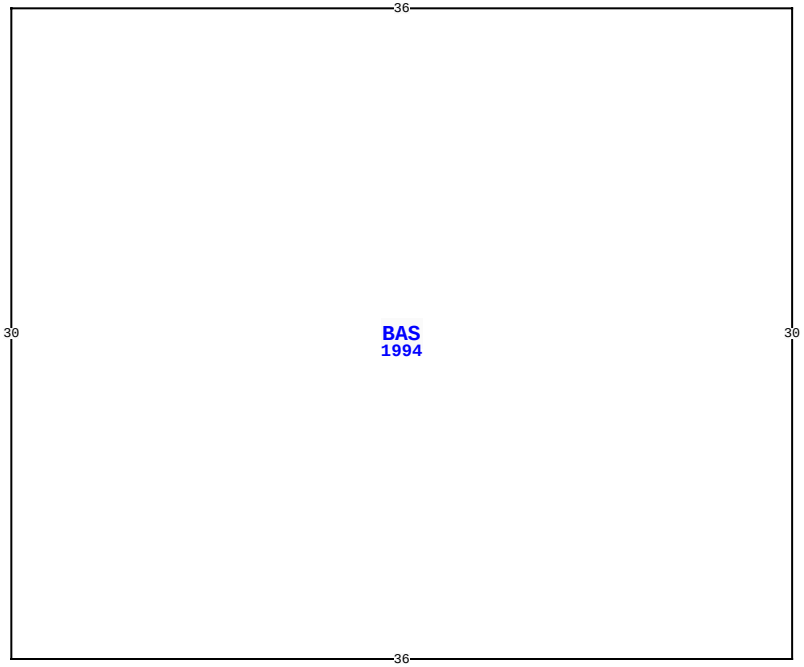
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	11,518
TOTALS	1,080		1,080	11,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,080	60.9500	21.33	23,036	1994	1994	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 1080 HX Base Yr



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GRANTOR: BENNETT CHARLES N & E						
GRANTEE: FOREHAND TERRENCE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W36 S30 E36 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

LAND DESCRIPTION

TOTAL OB/XF 0

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 04/05/2019 BY KWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS