

LEBOLD EARL A/BIGGS DEBORAH L
95753 ALLIGATOR CREEK RD
FERNANDINA BEACH, FL 32034

44-2N-28-5210-0033-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																			
Exterior Wall	20	FACE BRICK 100	0100	01	2,679	118.2720		112.36		301,012	1997	1997	0	0	0	19.50	80.50															
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2012										Heated Area: 1791										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floo	13	LVT/LAMNT 50																														
Interior Floo	14	CARPET 50																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		3 100																														
Bathrooms		2 100																														
Frame	02	WOOD FRAME 100																														
Stories	1.	1. 100																														
Units		0 100																														
Occupancy	00	NONE 100																														
Quality		05	Quality Level 05																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA		04																											
NEIGHBORHOOD/LOC		4006.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,791	100	1,791	161,996																												
FEP	504	80	403	36,451																												
FGR	775	55	426	38,531																												
FOP	100	30	30	2,714																												
PTO	576	5	29	2,623																												
TOTALS		3,746		2,679	242,315																											
EXTRA FEATURES										95753 ALLIGATOR CREEK RD, FERNANDINA										BLD DATE 05/30/2023 MLU												
L N	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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800																	
2	0810	CONCRETE A	0 100	0	0	400.00	SF	6.50	6.50	100	1997	1997	3	73	1,898																	
3	0680	POLE SHED	0 100	20	16	320.00	SF	10.00	10.00	100	1998	1998	3	26	832																	
4	0940	SHEDS/PORT	0 100	20	10	200.00	SF	30.00	30.00	100	1998	1998	3	20	1,200																	
5	1076	TRELLIS A	0 100	16	36	576.00	SF	7.50	7.50	100	1998	1998	3	21	907																	
LAND DESCRIPTION																	TOTAL OB/XF 7,637															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.88	AC		1.00	1.00	1.00	75,000.00	75,000.00	216,000															
REVIEW DATE 04/01/2019 BY KW Total Acres: 2.88 Total Land Value: 216,000 Market: 0 Agricultural: 0 Common: 216,000 PRINTED 08/06/2024 BY SYS																																