LOT 53
IN OR 740/492
RAINBOW ACRES SUB UNR PLAT

ROWLAND HENRY M & WANDA G
95559 ALLIGATOR CREEK ROAD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5210-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

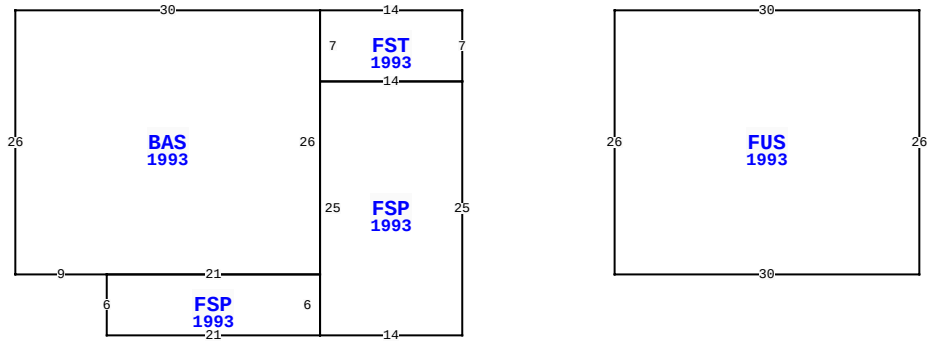
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	79,693
FSP	126	40	50	5,109
FSP	350	40	140	14,304
FST	98	55	54	5,518
FUS	780	100	780	79,693
TOTALS	2,134		1,804	184,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,804	127.6500	121.27	218,771	1989	1989	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 0 Heated Area: 1560 HX Base Yr



95559 ALLIGATOR CREEK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		184,315
TOTAL MARKET OB/XF VALUE		18,853
TOTAL LAND VALUE - MARKET		187,500
TOTAL MARKET VALUE		390,668
SOH/AGL Deduction		261,999
ASSESSED VALUE		128,669
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		78,669
TOTAL JUST VALUE		390,668
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9905995	XFOB	3,000	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1979/1017	5/14/2015	FJ	U	I	11	0
GRANTOR: DEWITT WILLIAM EDWARD						
GRANTEE: ROWLAND WANDA GAIL						
0740/0492	9/28/1995	WD	U	I	10	100
GRANTOR: BURNSED WILLARD W & F						
GRANTEE: ROWLAND HENRY M & W						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W14 BAS=[YR=1993] W30 S26 E9 FSP=[YR=1993] S6 E21 FSP=[YR=1993] E14 N25 W14 S25 $ N6 W21 $ E21 N26 $ S7 E14 N7 $ PTR= E15 FUS=[YR=1993] E30 S26 W30 N26 $ W15 $.

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	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	20	800	
2	1242	WD DECK A	0	100	0	0	66.00	SF	10.00	10.00	100	2000	2000	3	20	132	
3	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100	2008	2008	3	52	16,380	
4	0810	CONCRETE A	0	100	0	0	300.00	SF	6.50	6.50	100	2000	2000	3	79	1,541	

LAND DESCRIPTION

TOTAL OB/XF 18,853

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	000115	C	SFR ACRES	100		OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	75,000.00	75,000.00	187,500							

REVIEW DATE 04/05/2019 BY KWA Total Acres: 2.50 Total Land Value: 187,500 Market: 0 Agricultural: 0 Common: 187,500 PRINTED 08/06/2024 BY SYS