PT OF SAM HARRISON GRANT
SEC 44-2N-28E IN OR 1080/1472
& OR 1080/1477

WELLER IRENE A L/E/
95704 ALLIGATOR CREEK ROAD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-0000-0004-0000

BUILDING CHARACTERISTICS

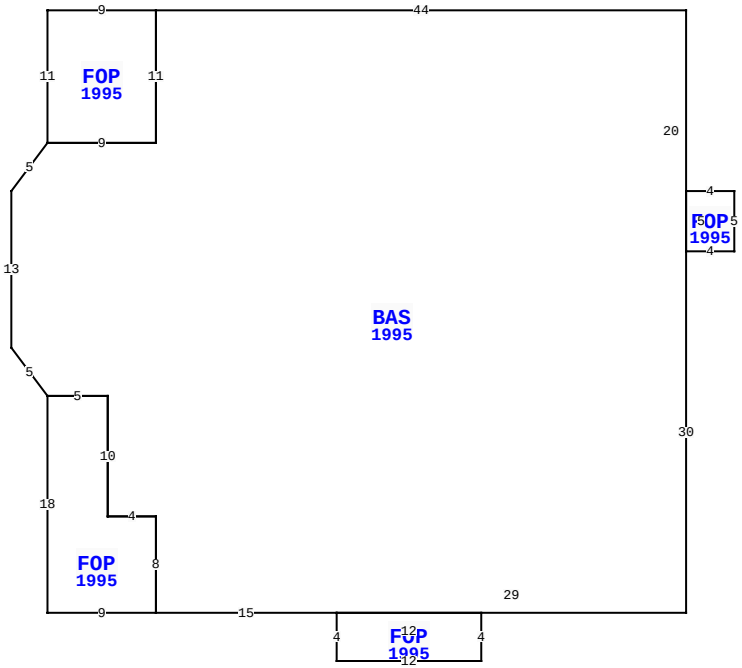
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,480	100	1995	2,480	238,051
FOP	20	30	1995	6	576
FOP	48	30	1995	14	1,344
FOP	99	30	1995	30	2,879
FOP	122	30	1995	37	3,552
TOTALS	2,769			2,567	246,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,567	111.9360	111.94	287,350	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 0 Heated Area: 2480 HX Base Yr 1983



95704 ALLIGATOR CREEK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		374,183
TOTAL MARKET OB/XF VALUE		150
TOTAL LAND VALUE - MARKET		947,500
TOTAL MARKET VALUE		1,321,833
SOH/AGL Deduction		961,431
ASSESSED VALUE		360,402
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		304,680
TOTAL JUST VALUE		1,321,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,061,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH180494	CO ISSUED	0	06/01/2018
MH180494	MH MOVE-ON	0	03/01/2018
9615175	MH MOVE-ON	0	10/01/1996
8376	NEW CONSTR	88,820	09/14/1992
2663	H/AC	1,000	07/27/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1080/1477	9/16/2002	QC	U	I	18	100
GRANTOR: WELLER IRENE A & RICH						
GRANTEE: THE WELLER FAMILY R						
1080/1472	9/16/2002	QC	U	I	18	100
GRANTOR: WELLER IRENE A & RICH						
GRANTEE: THE WELLER FAMILY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W44 FOP=[YR=1995] W9 S11 E9 N11$ S11 W9 L3 D4 S13 D4 R3 FOP=[YR=1995] S18 E9 N8 W4 N10 W5 $ E5 S10 E4 S8 E15 FOP=[YR=1995] S4 E12 N4 W12$ E29 N30 FOP=[YR=1995] E4 N5 W4 S5$ N20$.

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	0570	JUNK HOUSE	0	100	0	0	1.00	UT	1,000.00	1,000.00	15	0	0	3	15	150	

LAND DESCRIPTION

TOTAL OB/XF 150

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	000131	C	RES CREEK	100		OR	0.00	0.00	172.00	FF		1.00	1.00	0.50	8,000.00	4,000.00	688,000							
2	000100	C	RES	100		OR	0.00	0.00	3.46	AC		1.00	1.00	0.75	100,000.00	75,000.00	259,500							

REVIEW DATE 04/16/2019 BY KW Total Acres: 3.46 Total Land Value: 947,500 Market: 0 Agricultural: 0 Common: 947,500 PRINTED 07/30/2025 BY SYS

PT OF SAM HARRISON GRANT
SEC 44-2N-28E IN OR 1080/1472
& OR 1080/1477

WELLER IRENE A L/E/
95704 ALLIGATOR CREEK ROAD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-0000-0004-0000

BUILDING CHARACTERISTICS

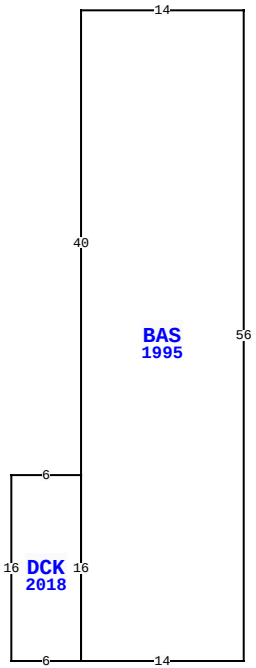
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1995	784	19,682
DCK	96	15	2018	14	352
TOTALS	880			798	20,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	798	104.6000	83.68	66,777	1988	1988	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr 1983



95704 ALLIGATOR CREEK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		374,183
TOTAL MARKET OB/XF VALUE		150
TOTAL LAND VALUE - MARKET		947,500
TOTAL MARKET VALUE		1,321,833
SOH/AGL Deduction		961,431
ASSESSED VALUE		360,402
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		304,680
TOTAL JUST VALUE		1,321,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,061,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1080/1477	9/16/2002	QC	U	I	18	100
GRANTOR: WELLER IRENE A & RICH						
GRANTEE: THE WELLER FAMILY R						
1080/1472	9/16/2002	QC	U	I	18	100
GRANTOR: WELLER IRENE A & RICH						
GRANTEE: THE WELLER FAMILY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W14 S40 DCK=[YR=2018] W6 S16 E6 N16$ S16 E14 N56$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/16/2019 BY KW Total Acres: 3.46 Total Land Value: 947,500 Market: 0 Agricultural: 0 Common: 947,500 PRINTED 07/30/2025 BY SYS

PT OF SAM HARRISON GRANT
SEC 44-2N-28E IN OR 1080/1472
& OR 1080/1477

WELLER IRENE A L/E/
95704 ALLIGATOR CREEK ROAD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-0000-0004-0000

BUILDING CHARACTERISTICS

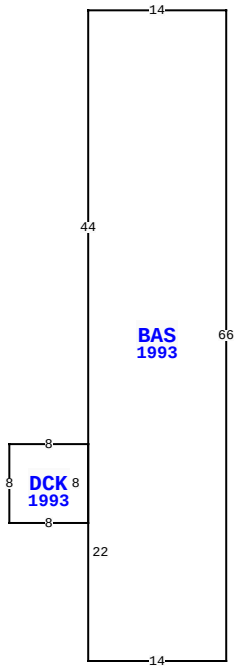
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	23,640
DCK	64	15	1993	10	256
TOTALS	988			934	23,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	934	106.6000	85.28	79,652	1986	1986	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr 1983



95704 ALLIGATOR CREEK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 4 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		374,183
TOTAL MARKET OB/XF VALUE		150
TOTAL LAND VALUE - MARKET		947,500
TOTAL MARKET VALUE		1,321,833
SOH/AGL Deduction		961,431
ASSESSED VALUE		360,402
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		304,680
TOTAL JUST VALUE		1,321,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,061,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1080/1477	9/16/2002	QC	U	I	18	100
GRANTOR: WELLER IRENE A & RICH						
GRANTEE: THE WELLER FAMILY R						
1080/1472	9/16/2002	QC	U	I	18	100
GRANTOR: WELLER IRENE A & RICH						
GRANTEE: THE WELLER FAMILY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N66 W14 S44 DCK=[YR=1993] W8 S8 E8 N8$ S22 E14$.

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 04/16/2019 BY KW Total Acres: 3.46 Total Land Value: 947,500 Market: 0 Agricultural: 0 Common: 947,500 PRINTED 07/30/2025 BY SYS

PT OF SAM HARRISON GRANT
SEC 44-2N-28E IN OR 1080/1472
& OR 1080/1477

WELLER IRENE A L/E/
95704 ALLIGATOR CREEK ROAD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-0000-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

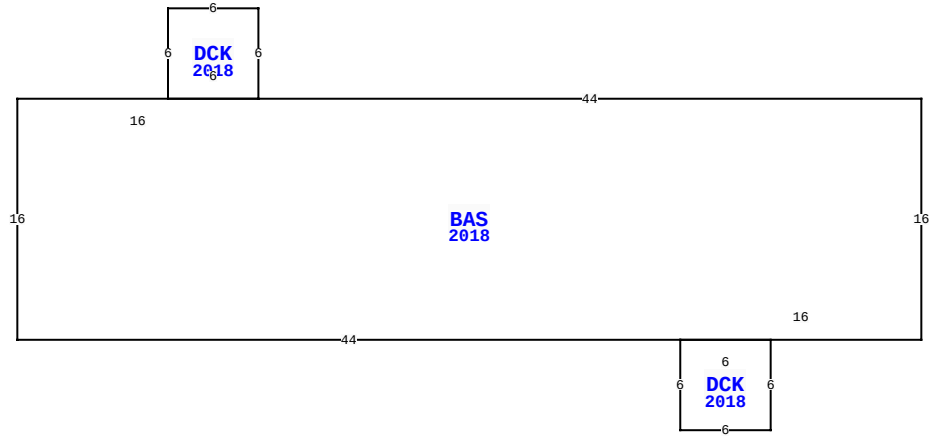
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2018	960	82,987
DCK	36	15	2018	5	432
DCK	36	15	2018	5	432
TOTALS	1,032			970	83,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	970	113.0000	96.05	93,168	2018	2018	0	0	0	10.00	90.00

5 M/H 94+ – 0% - 0 Heated Area: 960 HX Base Yr 1983



95704 ALLIGATOR CREEK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 4 of 4 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		374,183
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TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		304,680
TOTAL JUST VALUE		1,321,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,061,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1080/1477	9/16/2002	QC	U	I	18	100
GRANTOR: WELLER IRENE A & RICH						
GRANTEE: THE WELLER FAMILY R						
1080/1472	9/16/2002	QC	U	I	18	100
GRANTOR: WELLER IRENE A & RICH						
GRANTEE: THE WELLER FAMILY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W44 DCK=[YR=2018] N6 W6 S6 E6$ W16 S16 E44
DCK=[YR=2018] S6 E6 N6 W6$ E16 N16$.

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 04/16/2019 BY KW Total Acres: 3.46 Total Land Value: 947,500 Market: 0 Agricultural: 0 Common: 947,500 PRINTED 07/30/2025 BY SYS