LOT 1
L/E PT OR 829/589
ALLIGATOR CREEK SUB PB 2/73

ARTHUR GARY M
321 BARNARD ST
SAVANNAH, GA 31401

2025

44-2N-28-5120-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

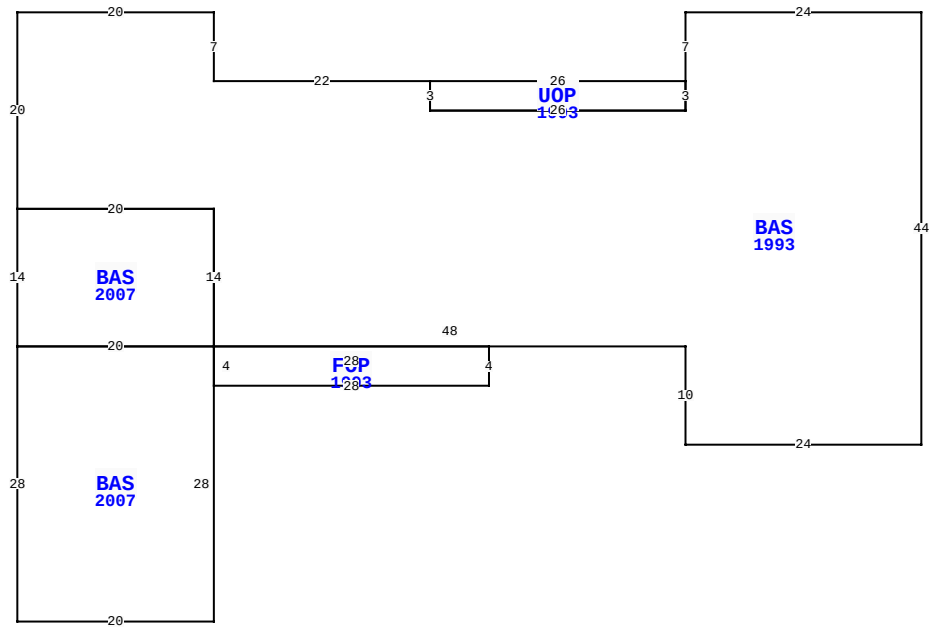
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,674	100	1993	2,674	249,119
BAS	280	100	2007	280	26,086
BAS	560	100	2007	560	52,171
FOP	112	30	1993	34	3,168
UOP	78	20	1993	16	1,491
TOTALS	3,704			3,564	332,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,564	119.4390	119.44	425,684	1945	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 0% - 0 Heated Area: 3514 HX Base Yr



BLD DATE	07/14/2008	RK	LGL DATE	05/09/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

95004 ALLIGATOR CREEK RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	418,629
TOTAL MARKET OB/XF VALUE	78,066
TOTAL LAND VALUE - MARKET	1,859,500
TOTAL MARKET VALUE	2,356,195
SOH/AGL Deduction	1,187,348
ASSESSED VALUE	1,168,847
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,168,847
TOTAL JUST VALUE	2,356,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,172,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802061	H/AC	0	03/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0829/0589	4/09/1998	LE	U	I	18	152,100
GRANTOR: LANE MILLS B IV L/E						
GRANTEE: ARTHUR GARY M						
0829/0587	4/09/1998	WD	U	I	09	100
GRANTOR: LANE MILLS B IV TRUST						
GRANTEE: LANE MILLS B IV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S7 UOP=[YR=1993] S3 W26 N3 E26$ S3 W26 N3 W22 N7 W20 S20 E20 BAS=[YR=2007] S14 W20 N14 E20$ S14 BAS=[YR=2007] S28 W20 N28 E20$ FOP=[YR=1993] E28 S4 W28 N4$ E48 S10 E24 N44$.

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	1242	WD DECK A	0	0	0	0	550.00	SF	10.00	10.00	100	1980	1980	3	20	1,100	
2	0300	BOAT DCK W	0	0	0	0	3,395.00	SF	40.00	40.00	100	1990	1990	3	20	27,160	
3	0350	CARPORT WD	0	0	22	28	616.00	SF	13.00	13.00	100	1981	1981	3	20	1,602	
4	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	1945	1945	3	20	800	
5	0920	CWALL-WD/M	0	0	0	0	550.00	LF	390.00	390.00	100	1980	1980	3	20	42,900	
6	0825	BRICK	0	0	0	0	931.00	SF	12.50	12.50	100	1945	1945	3	20	2,328	
7	1126	CB/STC 8"	0	0	5	58	290.00	SF	8.00	8.00	100	1945	1945	3	20	464	
8	0303	FLT DOCK W	0	0	10	20	200.00	SF	26.00	26.00	100	1994	1994	3	20	1,040	
9	0940	SHEDS/PORT	0	0	8	14	112.00	SF	30.00	30.00	100	1985	1985	3	20	672	

LAND DESCRIPTION

TOTAL OB/XF 78,066

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	0		OR	200.00	440.00	200.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	1,600,000							
2	000100	C	RES	0		OR	0.00	0.00	3.46	AC		1.00	1.00	0.75	100,000.00	75,000.00	259,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.46 Total Land Value: 1,859,500 Market: 0 Agricultural: 0 Common: 1,859,500 PRINTED 07/30/2025 BY SYS

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ALLIGATOR CREEK SUB PB 2/73

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SAVANNAH, GA 31401

2025

44-2N-28-5120-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

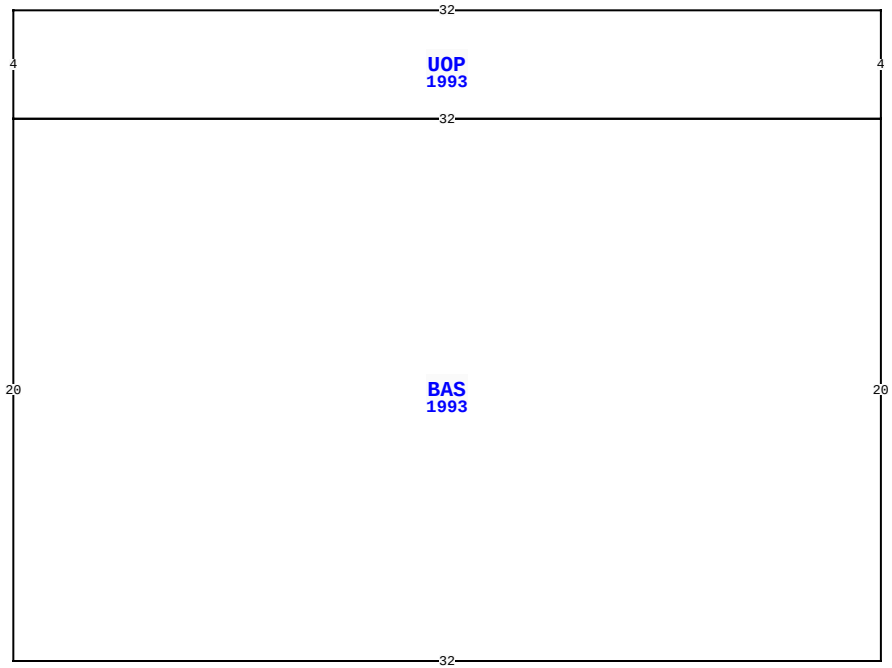
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100	1993	640	7,488
UOP	128	20	1993	26	304
TOTALS	768			666	7,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	666	63.2500	23.40	15,584	1940	1970	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 0 Heated Area: 640 HX Base Yr



95004 ALLIGATOR CREEK RD, FERNANDINA BEACH

BLD DATE	07/14/2008	RK	LGL DATE	05/09/2025 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

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TOTAL MARKET OB/XF VALUE	78,066
TOTAL LAND VALUE - MARKET	1,859,500
TOTAL MARKET VALUE	2,356,195
SOH/AGL Deduction	1,187,348
ASSESSED VALUE	1,168,847
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,168,847
TOTAL JUST VALUE	2,356,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,172,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0829/0589	4/09/1998	LE	U	I	18	152,100
GRANTOR: LANE MILLS B IV L/E						
GRANTEE: ARTHUR GARY M						
0829/0587	4/09/1998	WD	U	I	09	100
GRANTOR: LANE MILLS B IV TRUST						
GRANTEE: LANE MILLS B IV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 UOP=[YR=1993] N4 E32 S4 W32$ S20 E32 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

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 05/12/2019 BY KBA Total Acres: 3.46 Total Land Value: 1,859,500 Market: 0 Agricultural: 0 Common: 1,859,500 PRINTED 07/30/2025 BY SYS

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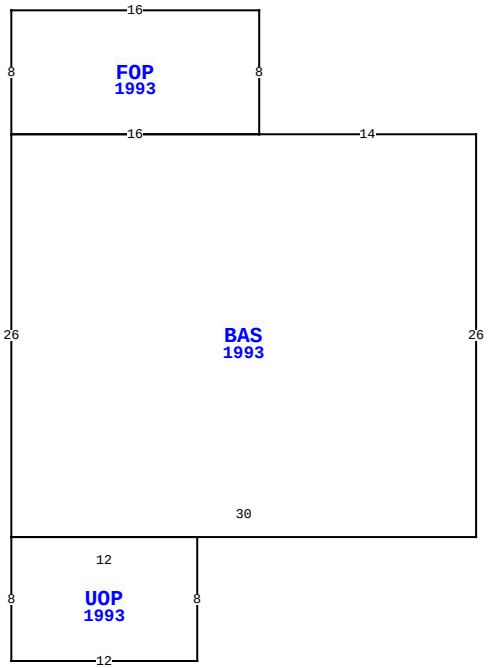
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	1993	780	73,436
FOP	128	30	1993	38	3,577
UOP	96	20	1993	19	1,789
TOTALS	1,004			837	78,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	837	118.8000	118.80	99,436	1940	1970	0	0	0	20.75	79.25

3 SINGLE FAM – 0% - 0 Heated Area: 780 HX Base Yr



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GRANTEE: ARTHUR GARY M						
0829/0587	4/09/1998	WD	U	I	09	100
GRANTOR: LANE MILLS B IV TRUST						
GRANTEE: LANE MILLS B IV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=1993] N8 W16 S8 E16 $ W16 S26
UOP=[YR=1993] S8 E12 N8 W12 $ E30 N26 $.

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 05/12/2019 BY KBA Total Acres: 3.46 Total Land Value: 1,859,500 Market: 0 Agricultural: 0 Common: 1,859,500 PRINTED 07/30/2025 BY SYS