

KINDYBAL MICHAEL
95120 ALLIGATOR CREEK RD
FERNANDINA BEACH, FL 32034

44-2N-28-5120-0008-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3103HARDIE BRD 100
GABLE/HIP 100

Roof Cover
Interior Wall

1205MODULAR MT 100
DRYWALL 100

Interior Floo
Interior Floo

1211HARDWOOD 80
CLAY TILE 20

Air Condition
Heating Type

0304CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

3100
2.5100
02WOOD FRAME 100

Stories
Units
Occupancy

3.00
3.100
0100
NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4009.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,35010019991,350188,758
FGR63055199934648,378
FOP36030199910815,101
FOP1,45630199943761,102
FUS1,35010019991,350188,758
STR141101999141,958
STR141101999141,958
UOP1,45620199929140,688
UST72045199932445,302

TOTALS7,6044,234592,002

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OBJ/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199919993812,835

20810CONCRETE A0100001,392.00SF6.506.50100199919993756,786

30825BRICK010000244.00SF12.5012.50100199919993932,837

40462ST/AL FNC0100525260.00SF10.0010.0010020042004332832

50463FENCE GATE0100002.00UT375.00375.0010020042004361458

60462ST/AL FNC01002024808.00SF10.0010.00100200420043322,586

70463FENCE GATE0100001.00UT375.00375.0010020042004361229

80920CWALL-WD/M010000152.00LF292.50292.50100200020003208,892

100300BOAT DCK W0100003,708.00SF6.006.00100200320033306,674

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000131CRES CREEK1000006OR134.00895.00134.49FF1.001.000.508,000.004,000.00537,960

REVIEW DATE11/20/2024BYNWA

Total Acres: 0.00Total Land Value: 537,960Market: 0Agricultural: 0Common: 537,960

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND

0500014,234100.8480159.34674,646199919990012.2587.75

1 SFR CUST - 100% - 2025Heated Area: 2700HX Base Yr 2025

UST1999

FGR1999

FOP1999

FUS1999

STR1999

BAS1999

BLD DATE

REF DATE

REC DATE

LGL DATE

LAND DATE

AG DATE

05/09/2025MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE592,002

TOTAL MARKET OB/XF VALUE32,129

TOTAL LAND VALUE - MARKET537,960

TOTAL MARKET VALUE1,162,091

SOH/AGL Deduction21,084

ASSESSED VALUE1,141,007

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE1,090,285

TOTAL JUST VALUE1,162,091

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE1,350,000

PERMIT NUMDESCRIPTIONAMTISSUED

9906067NEW CONSTR285,00005/01/1999

985476CHNGE SRVC012/01/1998

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQUANTITYVALUERSN CD

SALE PRICE

2562/06835/10/2022WDQI011,300,000

GRANTOR: ACREE RUSSELL ARCH II

GRANTEE: KINDYBAL MICHAEL

1177/104310/03/2003WDQI560,000

GRANTOR: STUBBS PEGGY W

GRANTEE: ACREE RUSSELL ARCH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W45 S30 E45 N30 \$ FOP=[YR=1999] N8 W19 STR=[YR=1999] N8 E5 N5 W17 S5 E5 S8 E7 \$ W34 S46 E27 STR=[YR=1999] S8 W5 S5 E17 N5 W5 N8 W7 \$ E34 N46 W8 S38 W45 N30 E45 \$ PTR= W70 FGR=[YR=1999] W21 UST=[YR=1999] W24 S30 E24 N30 \$ S30 E21 N30 \$ UOP=[YR=1999] N8 W53 S46 E61 N46 W8 S38 W45 N30 E45 \$ E70 \$ PTR= N30 FUS=[YR=1999] N30 FOP=[YR=1999] N8 W45 S8 E45 \$ W45 S30 E45 \$ S30 \$.