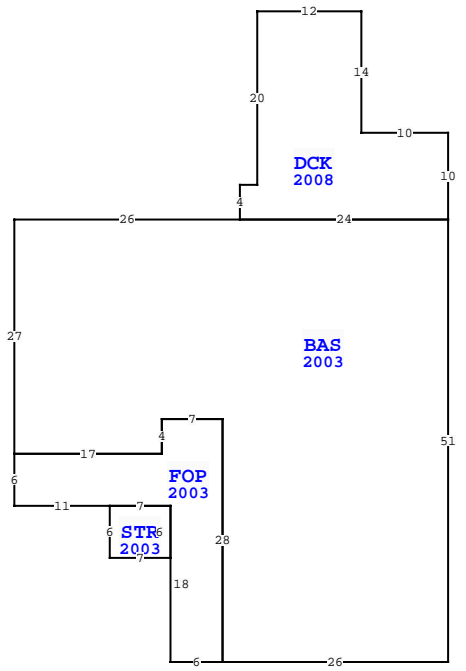


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	08 SHT VINYL 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
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	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	1,946	100	2003	1,946	208,641
DCK	396	10	2008	40	4,288
FOP	280	30	2003	84	9,006
STR	42	10	2003	4	429
TOTALS	2,664			2,074	222,365

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,074	119.4620	119.46	247,760	2003	2003	0	0	10.25	89.75
1 SINGLE FAM - 100% - 0 Heated Area: 1946 HX Base Yr 2004											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			222,365
TOTAL MARKET OB/XF VALUE			9,605
TOTAL LAND VALUE - MARKET			532,000
TOTAL MARKET VALUE			763,970
SOH/AGL Deduction			583,525
ASSESSED VALUE			180,445
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			124,723
TOTAL JUST VALUE			763,970
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			521,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
995971	CHNGE SRVC	0	06/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1007/1571	9/14/2001	QC	Q	I	06	100
GRANTOR: GUEST DELMAS C						
GRANTEE: GUEST DELMAS & JOAN						
0105/0249	1/01/1970	TA	U	I		9,000
GRANTOR:						
GRANTEE:						

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
1	0510	GARAGE WD-	0	100	24	24			35.00	100	2003	2003	3	30	6,048	
2	0810	CONCRETE A	0	100	24	24			6.50	100	2015	2015	3	95	3,557	

BUILDING NOTES	
BLD DATE	
LGL DATE	
XF DATE	
AG DATE	
95622 ALLIGATOR CREEK RD, FERNANDINA BEACH	
05/09/2025 MLU	

BUILDING DIMENSIONS	
DCK=[YR=2008] W10 N14 W12 S20 W2 S4 BAS=[YR=2003] W26 S27	
FOP=[YR=2003] S6 E11 STR=[YR=2003] S6 E7 N6 W7 \$ E7 S18 E6	
N28 W7 S4 W17 \$ E17 N4 E7 S28 E26 N51 W24\$ E24 N10\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	125.00	434.00	133.00	FF		1.00	1.00	0.50	8,000.00	4,000.00	532,000							