LOT 3
HOLLY OAK SUB PB 5/309
2004 FTWD DW/MH

GASKINS JAMES A
95458 ALLIGATOR CREEK RD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5136-0003-0000

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	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

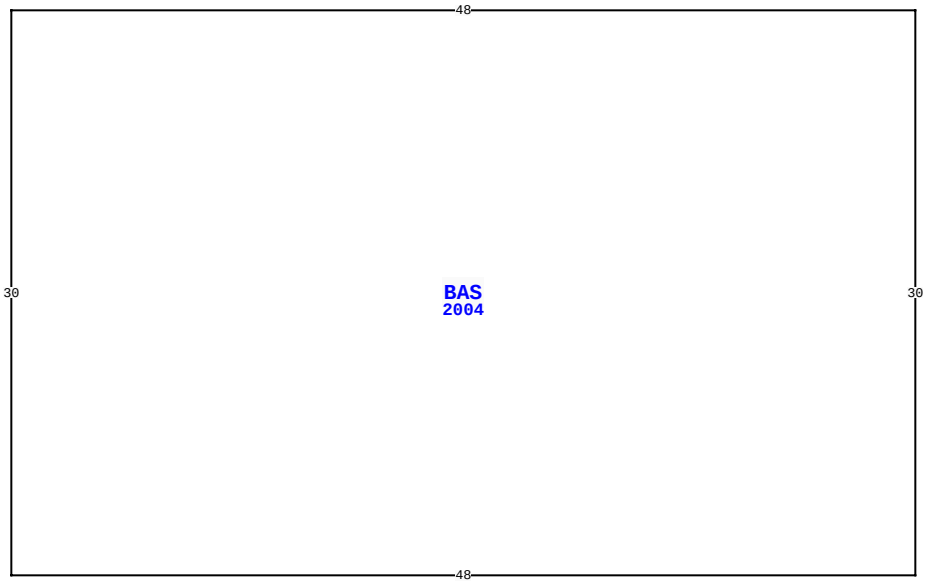
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2004	1,440	82,053
TOTALS	1,440			1,440	82,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	128.9200	109.58	157,795	2004	2004	0	0	0	48.00	52.00

2 M/H 94+ – 100% - 2022 Heated Area: 1440 HX Base Yr 2022



95458 ALLIGATOR CREEK RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		82,053
TOTAL MARKET OB/XF VALUE		205
TOTAL LAND VALUE - MARKET		139,000
TOTAL MARKET VALUE		221,258
SOH/AGL Deduction		86,348
ASSESSED VALUE		134,910
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,188
TOTAL JUST VALUE		221,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4212	MH MOVE-ON	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2443/0393	3/23/2021	WD	U	I	40	52,100
GRANTOR: BURNSED JODI P						
GRANTEE: GASKINS JAMES A						
2086/1331	12/01/2016	WD	Q	I	01	90,000
GRANTOR: MIRSCHELL JOHN H III						
GRANTEE: BURNSED JODI P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W48 S30 E48 N30$.

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	1243	WD DECK F	0	100	8	16	128.00	SF	8.00	8.00	100	2003	2003	3	20	205	

LAND DESCRIPTION

TOTAL OB/XF 205

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	000100	C	RES	100		OR	0.00	0.00	1.39	AC		1.00	1.00	1.00	100,000.00	100,000.00	139,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.39 Total Land Value: 139,000 Market: 0 Agricultural: 0 Common: 139,000 PRINTED 07/30/2025 BY SYS