PT OF SAM HARRISON GRANT
SEC 44-2N-28E IN OR 552/692 &
IN OR 568/440

HUTCHINS VICTOR W
95834 ALLIGATOR CREEK ROAD
FERNANDINA BEACH, FL 32034

2026

44-2N-28-0000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

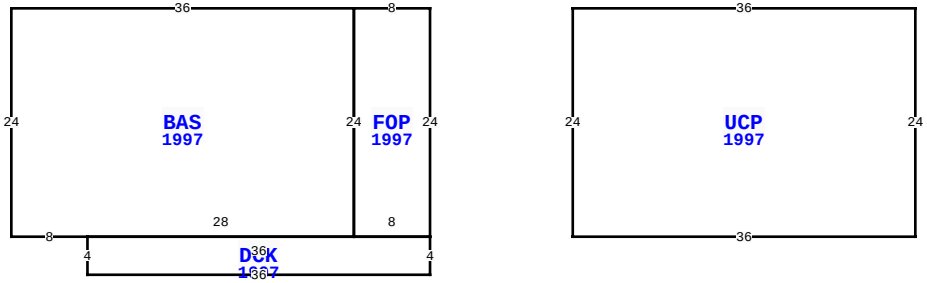
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1997	864	102,582
DCK	144	10	1997	14	1,662
FOP	192	30	1997	58	6,886
UCP	864	20	1997	173	20,540
TOTALS	2,064			1,109	131,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,109	128.4932	134.92	149,626	1997	2000	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 1999 Heated Area: 864 HX Base Yr 1999



95834 ALLIGATOR CREEK RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		131,671
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		103,000
TOTAL MARKET VALUE		234,671
SOH/AGL Deduction		135,200
ASSESSED VALUE		99,471
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		48,060
TOTAL JUST VALUE		234,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2006520	REPAIR/RRF	4,500	08/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0568/0440	4/24/1989	WD	Q	V	01	100
GRANTOR: HUTCHINS VICTOR H						
GRANTEE: HUTCHINS VICTOR W						
0266/0675	5/31/1978	WD	Q	V		6,000
GRANTOR: HOPKINS WM STEUART						
GRANTEE: HUTCHINS VICTOR H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1997] W8 BAS=[YR=1997] W36 S24 E8 DCK=[YR=1997] S4 E36 N4 W36$ E28 N24 $ S24 E8 N24$ PTR= E15 UCP=[YR=1997] E36 S24 W36 N24$ W15$.

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
1	000100	C	RES	100		OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	100,000.00	100,000.00	103,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.03 Total Land Value: 103,000 Market: 0 Agricultural: 0 Common: 103,000 PRINTED 07/09/2026 BY SYS