PT OF SAM HARRISON GRANT
PARCELS 4-15 & 4-11
IN OR 1710/74

BROWN CHARLES NOEL TRUST/BROWN CHARLES NOEL TRUSTE
45 LANHAM LANE
NORTH AUGUSTA, SC 29860

2026

44-2N-28-0000-0004-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

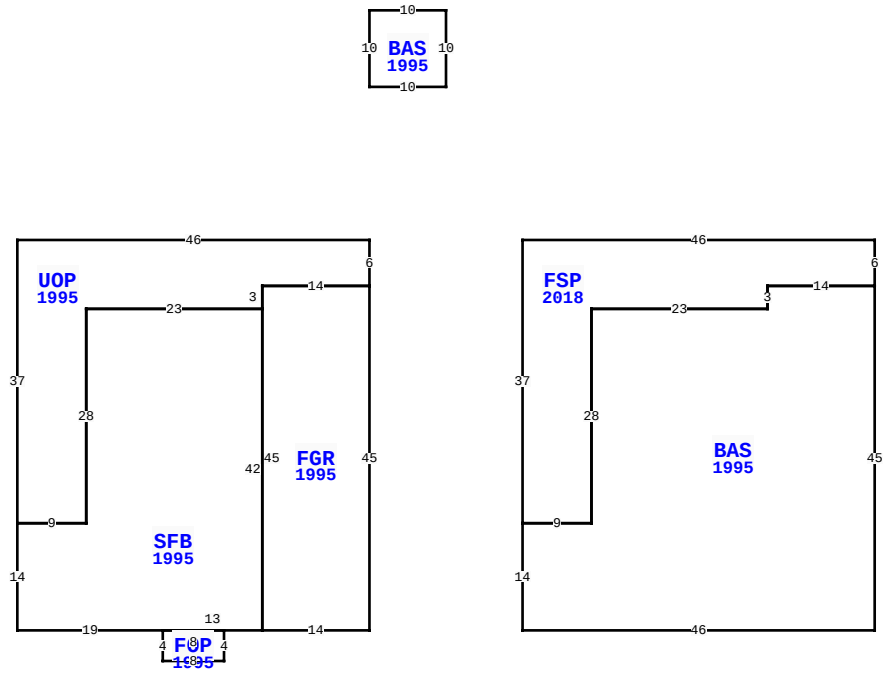
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	100	100	1995	100	12,600
BAS	1,722	100	1995	1,722	216,979
FGR	630	55	1995	346	43,597
FOP	32	30	1995	10	1,260
FSP	624	40	2018	250	31,501
SFB	1,092	80	1995	874	110,128
UOP	624	20	1995	125	15,751
TOTALS	4,824			3,427	431,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,427	106.6464	148.24	508,018	1995	1995	0	0	0	15.00	85.00

1 SNGL FAM 0% - 0 Heated Area: 2696 HX Base Yr



95730 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	431,815
TOTAL MARKET OB/XF VALUE	8,045
TOTAL LAND VALUE - MARKET	432,000
TOTAL MARKET VALUE	871,860
SOH/AGL Deduction	51,440
ASSESSED VALUE	820,420
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	820,420
TOTAL JUST VALUE	871,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	867,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1710/0074	11/03/2010	WD	U	I	11	100
GRANTOR: BROWN CHARLES NOEL TR						
GRANTEE: BROWN CHARLES NOEL						
1467/1597	12/27/2006	WD	Q	I	01	100
GRANTOR: BROWN C NOEL						
GRANTEE: BROWN CHARLES N TRU						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1995] W46 S37 SFB=[YR=1995] S14 E19 FOP=[YR=1995] S4 E8 N4 W8$ E13 FGR=[YR=1995] E14 N45 W14 S45$ N42 W23 S28 W9$ E9 N28 E23 N3 E14 N6$ PTR=E20 FSP=[YR=2018] E46 S6 BAS=[YR=1995] S45 W46 N14 E9 N28 E23 N3 E14$ W14 S3 W23 S28 W9 N37$ W20$ PTR=N20 BAS=[YR=1995] N10 E10 S10 W10$ S20$.

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
2	1241	WD DECK G	0	0	4	5	20.00	UT	11.50	11.50	100	1995	1995	3	20	46	
3	1241	WD DECK G	0	0	4	5	20.00	UT	11.50	11.50	100	1995	1995	3	20	46	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	74	2,590	
6	0300	BOAT DCK W	0	0	0	0	418.00	SF	40.00	40.00	100	2000	2000	3	26	4,347	
7	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2006	2006	3	22	330	
8	0350	CARPORT WD	0	0	12	20	240.00	SF	13.00	13.00	100	2006	2006	3	22	686	

LAND DESCRIPTION

TOTAL OB/XF 8,045

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	0.00	27.00	108.00	FF		1.00	1.00	0.50	8,000.00	4,000.00	432,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 432,000 Market: 0 Agricultural: 0 Common: 432,000 PRINTED 07/09/2026 BY SYS