

ARTHUR GARY M
321 BARNARD ST
SAVANNAH, GA 31407

2026

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

09

PINE WOOD 100

Air Condition

02

WINDOW 100

Heating Type

02

CONVECTION 100

Bedrooms

2

100

Bathrooms

1

100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0

100

BUD8 Adjustme

04

DIST 01 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

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

880

100

1993

880

71,294

FOP

336

30

2007

101

8,183

USP

120

30

2007

36

2,917

TOTALS

1,336

1,017

82,393

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,017

101.5200

106.60

108,412

1958

1958

0

0

24.00

76.00

1 SINGLE FAM

0% - 0

Heated Area: 880

HX Base Yr

USP

2007

BAS

1993

FOP

2007

BLD DATE

XF DATE

IRG DATE

LGL DATE

LAND DATE

AG DATE

05/09/2025

MLU

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

95074 ALLIGATOR CREEK RD, FERNANDINA BEACH

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

116.00

809.00

116.00

FF

1.00

1.00

1.00

8,000.00

8,000.00

928,000

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 928,000

Market: 0

Agricultural: 0

Common: 928,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

82,393

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

928,000

TOTAL MARKET VALUE

1,010,393

SOH/AGL Deduction

599,280

ASSESSED VALUE

411,113

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

411,113

TOTAL JUST VALUE

1,010,393

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

1,006,725

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

0777/0483

11/19/1996

WD

Q

I

100,000

GRANTOR: LIVINGSTON DELLA M

GRANTEE: ARTHUR GARY M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 USP=[YR=2007] N8 W15 S8 E15 \$ W16 S30

FOP=[YR=2007] S8 E32 N12 W20 S4 W12 \$ E12 N4 E20 N26 \$.