LOT 6
ALLIGATOR CREEK SUB PB 2/73

EBERSOLD CHRISTOPHER E
7729 LAWRENCE ROAD
BOYNTON BEACH, FL 33436

2026

44-2N-28-5120-0006-0000

BUILDING CHARACTERISTICS

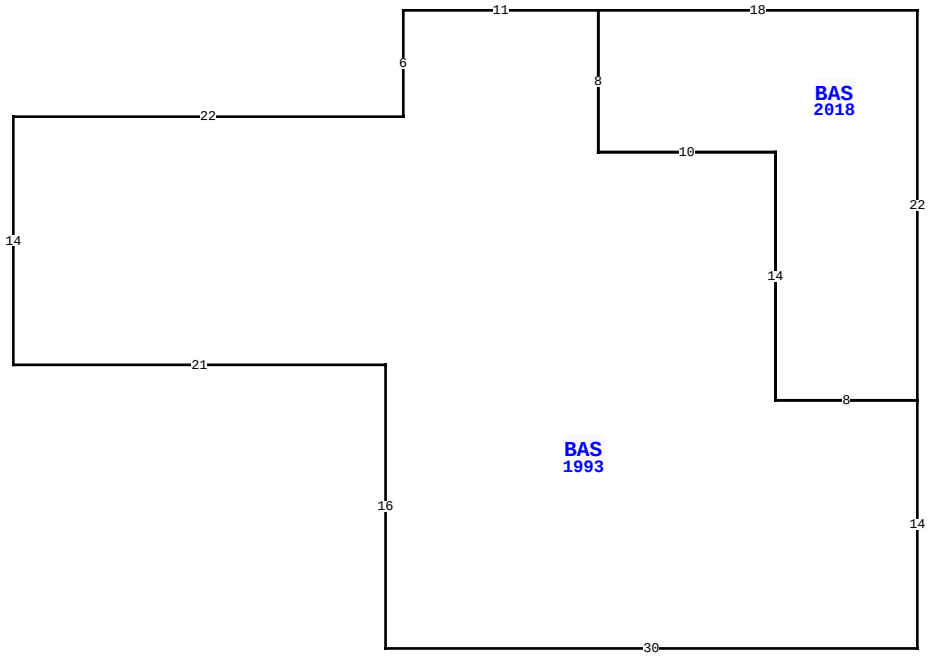
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	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	1,112	100	1993	1,112	126,500
BAS	256	100	2018	256	29,122
TOTALS	1,368			1,368	155,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,368	142.1784	149.29	204,229	1963	1993	0	0	0	23.80	76.20

1 SINGLE FAM 0% - 2025 Heated Area: 1368 HX Base Yr



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

95078 ALLIGATOR CREEK RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	155,622
TOTAL MARKET OB/XF VALUE	1,694
TOTAL LAND VALUE - MARKET	456,000
TOTAL MARKET VALUE	613,316
SOH/AGL Deduction	0
ASSESSED VALUE	613,316
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	613,316
TOTAL JUST VALUE	613,316
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	609,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704529	REMODEL- DOORS	1,747	07/01/2017
R1213189	REPAIR/RRF	4,000	10/01/2012
B1226528	DEMOLITION	100	10/01/2012
6502	CHNGE SRVC	500	02/19/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2726/1261	7/22/2024	WD	Q	I	01	627,000
GRANTOR: CROSSNO ROBERT G						
GRANTEE: EBERSOLD CHRISTOPHE						
2410/1239	10/23/2020	WD	Q	I	01	350,000
GRANTOR: WYNKOOP PHILLIP						
GRANTEE: CROSSNO ROBERT G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 BAS=[YR=1993] W11 S6 W22 S14 E21 S16 E30 N14 W8 N14 W10 N8$ S8 E10 S14 E8 N22$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
2	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2010	2010	3	35	224	

LAND DESCRIPTION

TOTAL OB/XF 1,694

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	125.00	882.00	114.00	FF		1.00	1.00	0.50	8,000.00	4,000.00	456,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 456,000 Market: 0 Agricultural: 0 Common: 456,000 PRINTED 07/09/2026 BY SYS