

LOT 8
FPL ESMT IN OR 907/1601
ALLIGATOR CREEK SUB PB 2/73

KINDYBAL MICHAEL
95120 ALLIGATOR CREEK RD
FERNANDINA BEACH, FL 32034

2026

44-2N-28-5120-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100

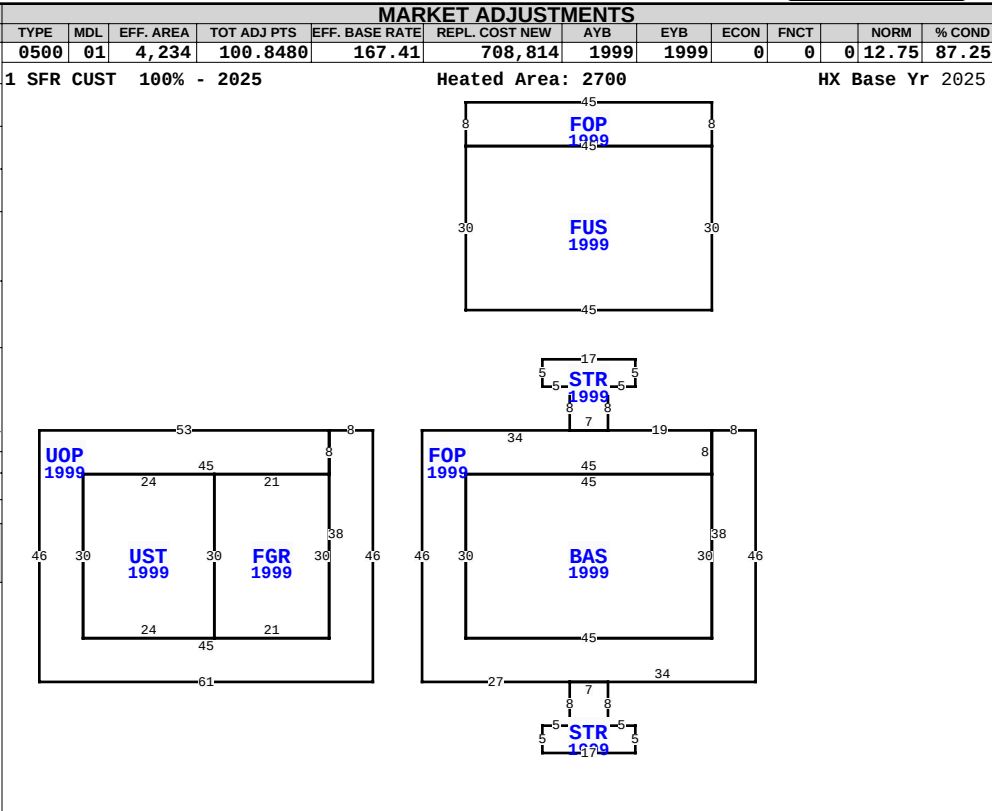
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1999	1,350	197,188
FGR	630	55	1999	346	50,539
FOP	360	30	1999	108	15,775
FOP	1,456	30	1999	437	63,830
FUS	1,350	100	1999	1,350	197,188
STR	141	10	1999	14	2,045
STR	141	10	1999	14	2,045
UOP	1,456	20	1999	291	42,505
UST	720	45	1999	324	47,325
TOTALS	7,604			4,234	618,440

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800	
8	0920	CWALL-WD/M	0 100	0	0	152.00	LF	390.00	390.00	100	2000	2000	3	20	11,856	
9	0300	BOAT DCK W	0 100	0	0	3,708.00	SF	40.00	40.00	100	2003	2003	3	29	43,013	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000131	C



95120 ALLIGATOR CREEK RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																57,669
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000131	C	RES CREEK	100	0006	OR	134.00	895.00	134.49	FF		1.00	1.00	0.50	8,000.00	4,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		618,440	
TOTAL MARKET OB/XF VALUE		57,669	
TOTAL LAND VALUE - MARKET		537,960	
TOTAL MARKET VALUE		1,214,069	
SOH/AGL Deduction		42,255	
ASSESSED VALUE		1,171,814	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		1,120,403	
TOTAL JUST VALUE		1,214,069	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,162,091	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9906067	NEW CONSTR	285,000	05/01/1999
985476	CHNGE SRVC	0	12/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2562/0683	5/10/2022	WD	Q	I	01
GRANTOR: ACREE RUSSELL ARCH II					SALE PRICE
GRANTEE: KINDYBAL MICHAEL					1,300,000
1177/1043	10/03/2003	WD	Q	I	
GRANTOR: STUBBS PEGGY W					560,000
GRANTEE: ACREE RUSSELL ARCH					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1999] W45 S30 E45 N30 \$ FOP=[YR=1999] N8 W19															
STR=[YR=1999] N8 E5 N5 W17 S5 E5 S8 E7 \$ W34 S46 E27															
STR=[YR=1999] S8 W5 S5 E17 N5 W5 N8 W7 \$ E34 N46 W8 S38 W45															
N30 E45 \$ PTR= W70 FGR=[YR=1999] W21 UST=[YR=1999] W24 S30															
E24 N30 \$ S30 E21 N30 \$ UOP=[YR=1999] N8 W53 S46 E61 N46 W8															
S38 W45 N30 E45 \$ E70 \$ PTR= N30 FUS=[YR=1999] N30															
FOP=[YR=1999] N8 W45 S8 E45 \$ W45 S30 E45 \$ S30 \$.															