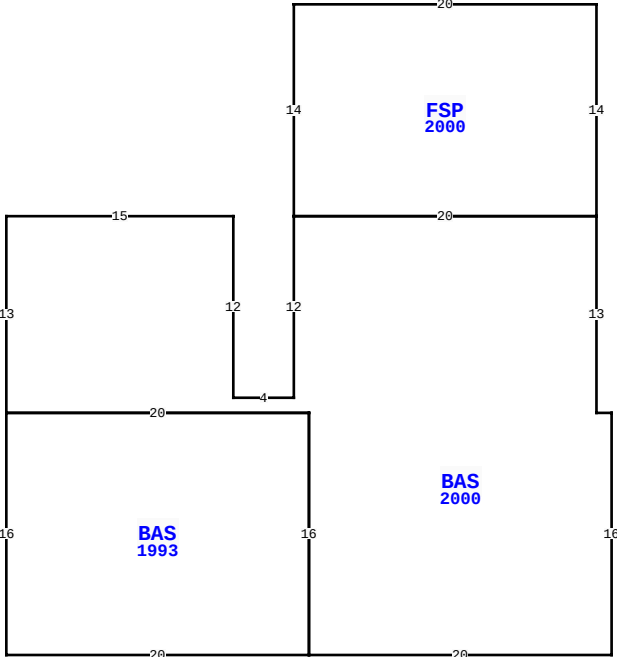


HIXON RUSSELL F & NELSON CYNTHIA G REVOCABLE TRUST
95664 ALLIGATOR CREEK RD
FERNANDINA BEACH, FL 32034

44-2N-28-5120-000A-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	04	SINGLE SID 100								0100	01	1,211	118.4868	124.41	150,661	1961	1995	0	0	0	22.50	77.50	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM 100% - 2003										Heated Area: 1099 HX Base Yr 2003												
Roof Cover	12	MODULAR MT 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floo	13	LVT/LAMNT 60																														
Interior Floo	08	SHT VINYL 40																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		2 100																														
Bathrooms		2 100																														
Frame	02	WOOD FRAME 100																														
Stories		1. 1. 100																														
Units		0 100																														
BUD8 Adjustme	04	DIST 01 100																														
Occupancy	00	NONE 100																														
Quality		06		Quality Level 06																												
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	320	100	1993	320	30,854																											
BAS	779	100	2000	779	75,109																											
FSP	280	40	2000	112	10,799																											
TOTALS		1,379		1,211		116,762		95664 ALLIGATOR CREEK RD, FERNANDINA BEACH										BLD DATE				LGL DATE		05/09/2025		MLU						
EXTRA FEATURES												XF DATE				LAND DATE				AG DATE												
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	0300	BOAT DCK W	0 100	0	0	113.00	SF	40.00	40.00	100	1980	1980	3	20	904																	
2	0350	CARPORT WD	0 100	16	12	192.00	SF	13.00	13.00	100	1980	1980	3	20	499																	
3	0820	WOOD WALK	0 100	78	4	312.00	SF	11.75	11.75	100	1990	1990	3	40	1,466																	
4	0306	BOAT RAMP	0 100	0	0	1.00	UT	3,000.00	3,000.00	100	1990	1990	3	100	3,000																	
5	1242	WD DECK A	0 100	0	0	475.00	SF	10.00	10.00	100	1990	1990	3	20	950																	
6	0820	WOOD WALK	0 100	29	4	116.00	SF	11.75	11.75	100	2000	2000	3	40	545																	
7	0300	BOAT DCK W	0 100	16	8	128.00	SF	40.00	40.00	100	2000	2000	3	26	1,331																	
8	0350	CARPORT WD	0 100	16	14	224.00	SF	13.00	13.00	100	2000	2000	3	20	582																	
LAND DESCRIPTION																	TOTAL OB/XF 9,277															
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	100		OR	0.00	0.00	334.00	FF		1.00	1.00	0.50	8,000.00	4,000.00	1,336,000															
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,336,000 Market: 0 Agricultural: 0 Common: 1,336,000 PRINTED 07/09/2026 BY SYS																																