

PT OF TRACT A
PT OR 1447/18
ALLIGATOR CREEK SUB PB 2/73

PUTNAM TODD F
956 ESTON STREET
CAMARILLO, CA 93010

2026

44-2N-28-5120-000A-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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	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	1,120	100	1993	1,120	96,487
FOP	96	30	1993	29	2,498
FSP	180	40	1993	72	6,202
FST	72	55	1993	40	3,446
FST	84	55	2006	46	3,963
TOTALS	1,552			1,307	112,597

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0	0	12	12			144.00	SF	30.00
2	0940	SHEDS/PORT	0	0	12	12			144.00	SF	30.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0		OR	105.00	150.00	0.36	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,307	123.2868	129.45	169,191	1971	1980	0	0	0	33.45
1 SINGLE FAM 0% - 0 Heated Area: 1120 HX Base Yr											
BAS 1993 FST 1993 FST 2006 FSP 1993 FOP 1993											
95584 ALLIGATOR CREEK RD, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/09/2025 MLU											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		112,597	
TOTAL MARKET OB/XF VALUE		1,728	
TOTAL LAND VALUE - MARKET		54,000	
TOTAL MARKET VALUE		168,325	
SOH/AGL Deduction		39,501	
ASSESSED VALUE		128,824	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		128,824	
TOTAL JUST VALUE		168,325	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		163,901	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1447/0018	9/25/2006	WD	U	I	07	100	
GRANTOR: OGILVIE ED R & JANICE							
GRANTEE: PUTNAM TODD F							
1370/1112	11/30/2005	WD	Q	I		290,000	
GRANTOR: OGILVIE ED R & JANICE							
GRANTEE: PUTNAM TODD F							

BUILDING NOTES											

BUILDING DIMENSIONS											
FST=[YR=1993] W12 BAS=[YR=1993] W40 S28 E15 FOP=[YR=1993] S6 E16 N6 W16\$ E25 FSP=[YR=1993] E12 N15 FST=[YR=2006] N7 W12 S7 E12\$ W12 S15\$ N28\$ S6 E12 N6\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0		OR	105.00	150.00	0.36	AC	1.00