BLOCK 263 N71 FT OF S131 FT
OF LOT 4
IN OR 1879/493

HIGGS FAMILY JOINT REVOCABLE TRUST/HIGGS MARY JO T
96098 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0263-0041

NASSAU COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

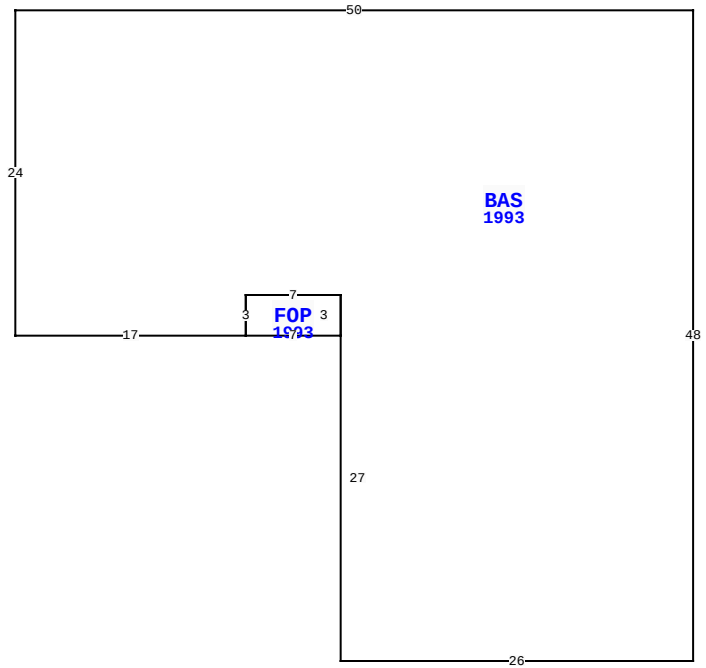
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,803	100	1,803	149,322
FOP	21	30	6	497
TOTALS	1,824		1,809	149,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,809	108.6000	98.01	177,300	1989	1989	0	0	0	15.50	84.50

1 SINGLE FAM – 0% - 0 Heated Area: 1803 HX Base Yr



714 S 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	149,818
TOTAL MARKET OB/XF VALUE	1,042
TOTAL LAND VALUE - MARKET	142,000
TOTAL MARKET VALUE	292,860
SOH/AGL Deduction	63,858
ASSESSED VALUE	229,002
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,002
TOTAL JUST VALUE	292,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5259	NEW CONSTR	63,000	03/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1879/0493	9/15/2013	QC	U	I	11	100
GRANTOR: HIGGS MARY JO						
GRANTEE: HIGGS MARY JO TRUST						
1856/0455	5/13/2013	CT	U	I	18	85,000
GRANTOR: CLERK OF COURT						
GRANTEE: HIGGS MARY JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S24 E17 FOP=[YR=1993] E7 N3 W7 S3$ N3 E7 S27 E26 N48$.

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	1242	WD DECK A	0	0	16	16	256.00	SF	10.00	10.00	100	2006	2006	3	31	794	
2	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	2006	2006	3	31	248	

LAND DESCRIPTION

TOTAL OB/XF 1,042

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	000100	C	SFR	0		R-1A	71.00	230.00	71.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	142,000							

REVIEW DATE 06/05/2018 BY DJX Total Acres: 0.00 Total Land Value: 142,000 Market: 0 Agricultural: 0 Common: 142,000 PRINTED 08/02/2023 BY SYS