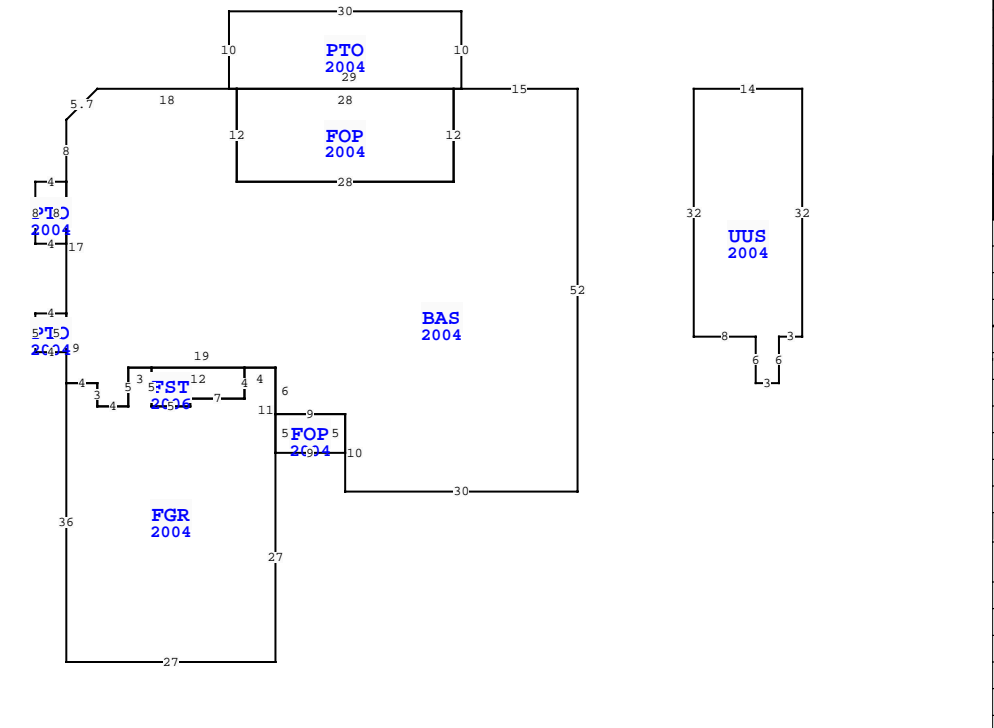


ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,509	97.6500	115.96	406,904	2004	2004	0	0	13.50	86.50



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			351,972
TOTAL MARKET OB/XF VALUE			15,211
TOTAL LAND VALUE - MARKET			82,500
TOTAL MARKET VALUE			449,683
SOH/AGL Deduction			234,132
ASSESSED VALUE			215,551
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			165,551
TOTAL JUST VALUE			449,683
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			330,589

Quality		03 Quality Level 03	
DOR CODE		0100 SINGLE FAMILY	
MAP NUM		MKT AREA 04	
NEIGHBORHOOD/LOC 4005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	2,594	100	260,192
FGR	945	55	52,159
FOP	45	30	1,404
FOP	336	30	10,131
FST	53	55	2,909
PTO	20	5	100
PTO	32	5	201
PTO	300	5	1,504
UUS	466	50	23,371
TOTALS	4,791		351,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412762	NEW CONSTR	0	01/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/1749	7/03/2008	WD	U	I	07	100

GRANTOR: BOYETT WILLIS A & BET
 GRANTEE: HIGGINBOTHAM ROBERT

1195/1232	12/16/2003	WD	U	V	19	50,000
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GRANTOR: BOYETT WILLIS A & BET
 GRANTEE: HIGGINBOTHAM ROBERT

95874 ALLIGATOR CREEK RD, FERNANDINA BEACH, FL 32034

BLD DATE: [] LGL DATE: 05/30/2023
 XF DATE: [] LAND DATE: [] MLU
 INC 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	0812	CONCRETE C	0	100	0	3,271.00	SF	4.00	4.00	100	2004	2004	3	86	11,252	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
3	1127	BRICK 8"	0	100	13	65.00	SF	11.00	11.00	100	2004	2004	3	96	686	
4	1127	BRICK 8"	0	100	10	30.00	SF	5.50	5.50	100	2004	2004	3	96	158	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2004] W15 PTO=[YR=2004] N10 W30 S10 E1 FOP=[YR=2004] S12 E28 N12 W28 \$ E29 \$ W1 S12 W28 N12 W18 L4 D4 S8 PTO=[YR=2004] W4 S8 E4 N8 \$ S17 PTO=[YR=2004] W4 S5 E4 N5 \$ S9 FGR=[YR=2004] S36 E27 N27 FOP=[YR=2004] E9 N5 W9 S5 \$ N11 W4 FST=[YR=2006] W12 S5 E5 N1 E7 N4\$ S4 W7 S1 W5 N5 W3 S5 W4 N3 W4 \$ E4 S3 E4 N5 E19 S6 E9 S10 E30 N52 \$ PTR= E15UUS=[YR=2004] E14 S32 W3 S6 W3 N6 W8 N32 \$ W15 \$.	

LAND DESCRIPTION		TOTAL OB/XF														15,211								
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	000115	C	SFR ACRES	100			0.00	0.00	1.10	AC		1.00	1.00	1.00	75,000.00	75,000.00	82,500							