LOT 15
IN OR 1698/1843
CROSS ESMT DOCK PT 978/1059

THE HIGGS FAMILY JOINT REVOC TRUST/HIGGS MARY JO T
96098 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0015-0000

BUILDING CHARACTERISTICS

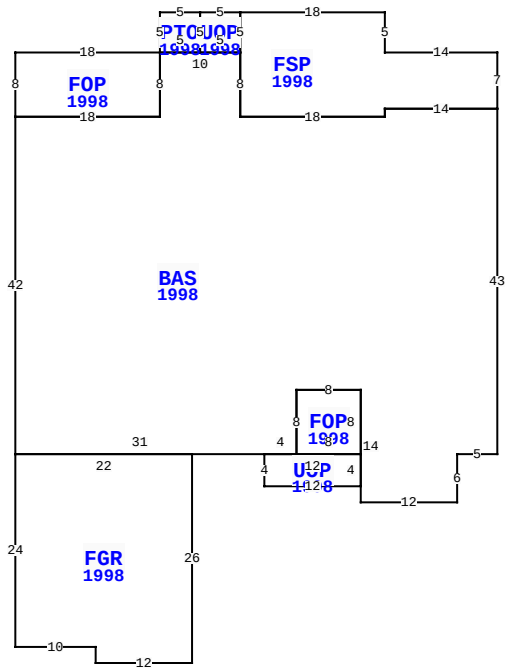
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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 04
NEIGHBORHOOD/LOC	4015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,622	100	2,622	361,085
FGR	552	55	304	41,865
FOP	64	30	19	2,617
FOP	144	30	43	5,921
FSP	332	40	133	18,316
PTO	25	5	1	138
UOP	25	20	5	688
UOP	48	20	10	1,377
TOTALS	3,812		3,137	432,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,137	102.5800	153.87	482,690	1998	2002	0	0	0	10.50	89.50

1 SFR CUST – 100% - 1999 Heated Area: 2622 HX Base Yr 1999



96098 MARSH LAKES DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		432,008
TOTAL MARKET OB/XF VALUE		34,125
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		716,133
SOH/AGL Deduction		370,647
ASSESSED VALUE		345,486
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		290,486
TOTAL JUST VALUE		716,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2002587	REPAIR/RRF	6,000	04/01/2020
984836	NEW CONSTR	170,000	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1698/1843	9/13/2010	WD	U	I	30	100
GRANTOR: HIGGS CYRIL V & MARY						
GRANTEE: HIGGS CYRIL & MARY						
0800/1707	7/24/1997	WD	Q	V		35,000
GRANTOR: AMELIA ISLAND CO						
GRANTEE: HIGGS CYRIL V & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1998] W14 N5 W18 UOP=[YR=1998] W5 PTO=[YR=1998] W5 S5 FOP=[YR=1998] W18 S8 E18 N8 $ E5 N5 $ S5 E5 N5 $ S5 BAS=[YR=1998] W10 S8 W18 S42 FGR=[YR=1998] S24 E10 S2 E12 N26 W22 $ E31 UOP=[YR=1998] S4 E12 N4 FOP=[YR=1998] N8 W8 S8 E8 $ W12 $ E4 N8 E8 S14 E12 N6 E5 N43 W14 S1 W18 N8 $ S8 E18 N1 E14 N7 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	100	40	4	160.00	SF	6.50	6.50	100	1998	1998	3	75	780	
3	0812	CONCRETE C	0	100	0	0	2,998.00	SF	4.00	4.00	100	1998	1998	3	75	8,994	
4	0825	BRICK	0	100	0	0	445.00	SF	12.50	12.50	100	1998	1998	3	93	5,173	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	200	
6	1242	WD DECK A	0	100	4	5	20.00	SF	10.00	10.00	100	1998	1998	3	20	40	
7	1126	CB/STC 8"	0	100	0	0	117.00	SF	8.00	8.00	100	1998	1998	3	75	702	
8	0300	BOAT DCK W	0	100	0	0	2,139.00	SF	20.00	20.00	100	2004	2004	3	36	15,401	

LAND DESCRIPTION

TOTAL OB/XF 34,125

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	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 12/16/2019 BY TWA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS