LOT 8
PRESERVE @ SUMMER BEACH #1A
PB 6/399

HIGGINS STEPHANIE S & PATRICK D
95065 WILLET WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1671-0008-0000

BUILDING CHARACTERISTICS

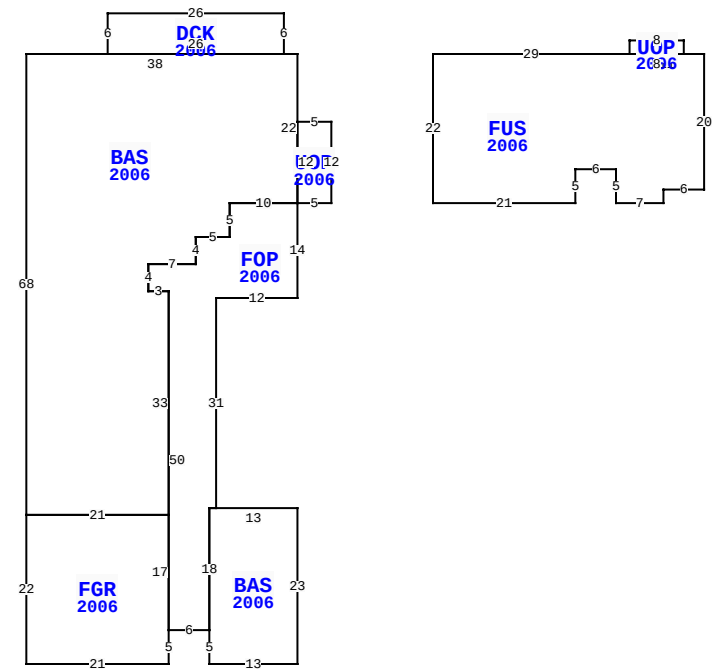
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	299	100	2006	299	61,501
BAS	1,895	100	2006	1,895	389,778
DCK	156	10	2006	16	3,291
FGR	462	55	2006	254	52,245
FOP	542	30	2006	163	33,527
FUS	838	100	2006	838	172,366
UOP	16	20	2006	3	617
UOP	60	20	2006	12	2,468
TOTALS	4,268			3,480	715,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,480	143.0563	226.03	786,584	2006	2006	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2024 Heated Area: 3032 HX Base Yr 2024



95065 WILLET WAY, FERNANDINA BEACH

BLD DATE	08/10/2006	KK	LGL DATE	
XF DATE	08/10/2006	KK	LAND DATE	08/10/2006 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		715,791
TOTAL MARKET OB/XF VALUE		9,368
TOTAL LAND VALUE - MARKET		141,750
TOTAL MARKET VALUE		866,909
SOH/AGL Deduction		210,776
ASSESSED VALUE		656,133
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		605,411
TOTAL JUST VALUE		866,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		834,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10495	MECH OTHER	0	10/01/2005
R08193	REPAIR/RRF	10,000	09/01/2005
P0509516	OTHER	0	05/01/2005
E14719	ELEC OTHER	2,000	04/01/2005
C14878	CO ISSUED	218,232	03/01/2005
B14757	FOUNDATION	3,500	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/1304	12/14/2023	WD	U	I	11	100
GRANTOR: HIGGINS STEPHANIE S						
GRANTEE: HIGGINS STEPHANIE						
2538/1191	2/10/2022	WD	Q	I	01	650,000
GRANTOR: SCAVOTTO STEPHEN P &						
GRANTEE: HIGGINS STEPHANIE S						

BUILDING NOTES

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	2006	2006	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	594.00	SF	5.20	5.20	100	2006	2006	3	86	2,656	
3	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2006	2006	3	86	235	
4	1126	CB/STC 8"	0	100	0	0	409.00	SF	8.00	8.00	100	2006	2006	3	86	2,814	
5	0462	ST/AL FNC	0	100	0	0	137.00	SF	10.00	10.00	100	2006	2006	3	40	548	

BUILDING DIMENSIONS

BAS=[YR=2006] W2 DCK=[YR=2006] N6 W26 S6 E 26$ W38 S68 FGR=[YR=2006] S22 E21 N5 FOP=[YR=2006] E6 BAS=[YR=2006] S5 E13 N23 W13 S18$ N18 E1 N31 E12 N14 W 10 S5 W5 S4 W7 S4 E3 S50$ N17 W21$ E21 N33 W3 N4 E7 N4 E5 N5 E10 UOP=[YR=2006] E5 N12 W5 S12$ N22$ PTR=[YR=2006] E20 FUS=[YR=2006] E29 UOP=[YR=2006] N2 E8 S2 W8$ E11 S20 W6 S2 W7 N5 W6 S5 W21 N22$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 9,368

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.05	135,000.00	141,750.00	141,750							

REVIEW DATE 08/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 141,750 Market: 0 Agricultural: 0 Common: 141,750 PRINTED 07/30/2025 BY SYS