

PT JOHN LOWE MILL GRANT
SEC 44-2N-28E IN OR 1574/1749
ESMT OR 1341/1015

HIGGINBOTHAM ROBERT & LYNNE
95874 ALLIGATOR CREEK RD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-0000-0004-0120



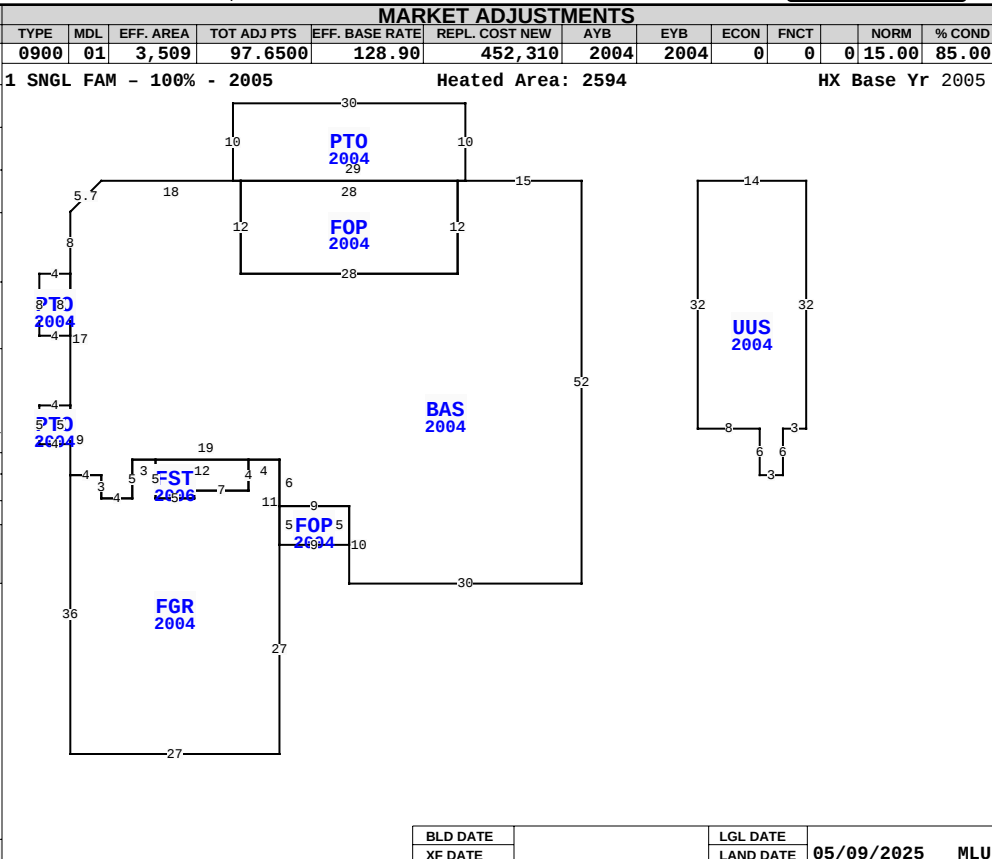
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100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

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,594	100	2004	2,594	284,212
FGR	945	55	2004	520	56,974
FOP	45	30	2004	14	1,534
FOP	336	30	2004	101	11,066
FST	53	55	2006	29	3,177
PTO	20	5	2004	1	110
PTO	32	5	2004	2	219
PTO	300	5	2004	15	1,644
UUS	466	50	2004	233	25,529
TOTALS	4,791			3,509	384,464

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0	3,271.00	SF	4.00	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
3	1127	BRICK 8"	0	100	13	0	65.00	SF	11.00	11.00
4	1127	BRICK 8"	0	100	10	0	30.00	SF	5.50	5.50

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	RES	100		OR	0.00	0.00	1.10	AC



TOTAL OB/XF										
14,741										

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		384,464	
TOTAL MARKET OB/XF VALUE		14,741	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		509,205	
SOH/AGL Deduction		280,748	
ASSESSED VALUE		228,457	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		177,735	
TOTAL JUST VALUE		509,205	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		464,690	

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
1574/1749	7/03/2008	WD	U	I	07
GRANTOR: BOYETT WILLIS A & BET					
GRANTEE: HIGGINBOTHAM ROBERT					
1195/1232	12/16/2003	WD	U	V	19
GRANTOR: BOYETT WILLIS A & BET					
GRANTEE: HIGGINBOTHAM ROBERT					

BUILDING NOTES					
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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 \$.					