

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

00-00-31-142I-0006-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	10 ABOVE AVG 70				
Exterior Wall	16 WD FR STUC 30				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 70				
Interior Floo	08 SHT VINYL 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
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	1105.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,331	100	2002	1,331	191,143
FGR	430	55	2002	236	33,892
FOP	53	30	2002	16	2,298
FOP	168	30	2003	50	7,181
TOTALS	1,982			1,633	234,512

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	1,633	116.2800	161.63	263,942	2002	2002	0	0
1 SNGL FAM 0% - 0					Heated Area: 1331		HX Base Yr		

14

12

FOP
2003

12

14

27

21

17

38

5

15

21

15

7

FOP
2002

7

5

21

2

3

6

2

2

9

7

FGR
2002

21

NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY											
VALUATION BY					STANDARD						
Tax Group: 2					Tax Dist:						
BUILDING MARKET VALUE					234,512						
TOTAL MARKET OB/XF VALUE					0						
TOTAL LAND VALUE - MARKET					190,000						
TOTAL MARKET VALUE					424,512						
SOH/AGL Deduction					55,547						
ASSESSED VALUE					368,965						
TOTAL EXEMPTION VALUE					0						
BASE TAXABLE VALUE					368,965						
TOTAL JUST VALUE					424,512						
NCON VALUE					0						
INCOME VALUE											
PREVIOUS YEAR MKT VALUE					417,678						

EXTRA FEATURES																	
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