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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

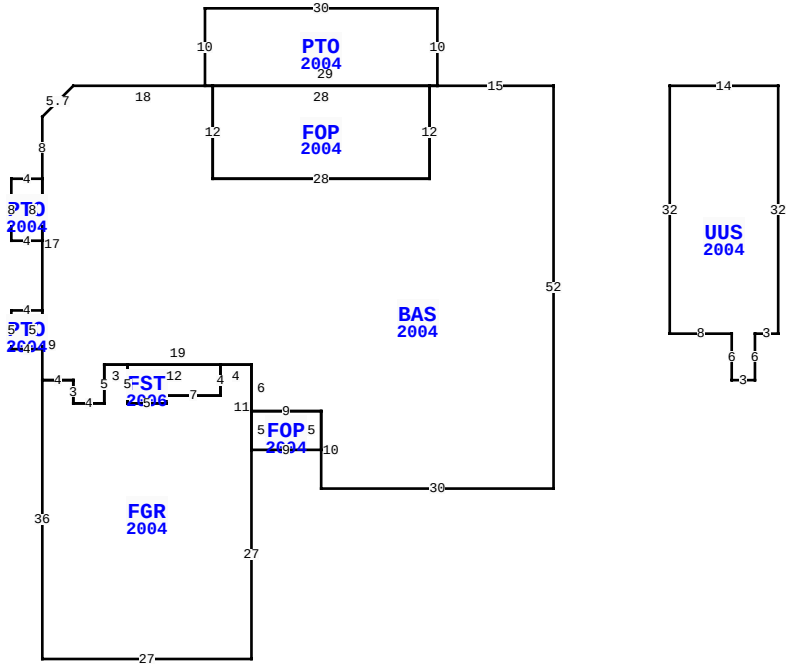
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	296,631
FGR	945	55	2004	520	59,464
FOP	45	30	2004	14	1,601
FOP	336	30	2004	101	11,550
FST	53	55	2006	29	3,316
PTO	20	5	2004	1	115
PTO	32	5	2004	2	228
PTO	300	5	2004	15	1,715
UUS	466	50	2004	233	26,644
TOTALS	4,791			3,509	401,263

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	135.73	476,277	2004	2004	0	0	0	15.75	84.25

1 SNGL FAM 100% - 2005 Heated Area: 2594 HX Base Yr 2005



95874 ALLIGATOR CREEK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		401,263
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		514,273
SOH/AGL Deduction		279,648
ASSESSED VALUE		234,625
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		183,214
TOTAL JUST VALUE		514,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,205

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
GRANTOR: BOYETT WILLIS A & BET						
GRANTEE: HIGGINBOTHAM ROBERT						

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 $.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	000100	C	RES	100		OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	100,000.00	100,000.00	110,000							

REVIEW DATE 03/06/2024 BY NWA Total Acres: 1.10 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 07/09/2026 BY SYS