

PT OF SEC 44-2N-28E
IN OR 1574/1752
(EX OR 2629/917)

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

2026

44-2N-28-0000-0004-0140



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structur	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	07	NONE 100			
Interior Floo	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	05	STEEL 100			
Quality	05	Quality Level 05			
DOR CODE	0700	MISC RESIDENTIAL			
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	1,120	100	2024	1,120	25,214
TOTALS	1,120			1,120	25,214

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,120	58.3000	22.74	25,469	2024	2024	0	0	0	1.00	99.00
1 GARAGE RES 0% - 2025				Heated Area: 1120				HX Base Yr				
28 40 40 28 BAS 2024												
								</				

PT OF SEC 44-2N-28E
IN OR 1574/1752
(EX OR 2629/917)

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

2026

44-2N-28-0000-0004-0140



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	29	NONE 100			
Roof Structur	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	07	NONE 100			
Interior Floo	01	NONE 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	05	STEEL 100			
Quality	03	Quality Level 03			
DOR CODE	0700	MISC RESIDENTIAL			
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	720	100	2024	720	3,671
TOTALS	720			720	3,671

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	720	13.2000	5.15	3,708	2024	2024	0	0	1.00	99.00
2 GARAGE RES 0% - 2025 Heated Area: 720 HX Base Yr											
40184018 BAS 2024											
95638 TYSON RD, FERNANDINA BEACH											
						BLD DATE			LGL DATE	05/09/2025 MLU	
						XF DATE			LAND DATE		
						INC DATE			AG DATE		

NASSAU COUNTY PROPERTY										PAGE 2 of 2		4
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 4						Tax Dist:						
BUILDING MARKET VALUE						28,885						
TOTAL MARKET OB/XF VALUE						0						
TOTAL LAND VALUE - MARKET						108,000						
TOTAL MARKET VALUE						136,885						
SOH/AGL Deduction						49,689						
ASSESSED VALUE						87,196						
TOTAL EXEMPTION VALUE						0						
BASE TAXABLE VALUE						87,196						
TOTAL JUST VALUE						136,885						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						135,395						
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
1574/1752		7/03/2008		WD	U	V	07	100				
GRANTOR: BOYETT WILLIS A & BET												
GRANTEE: HIGGINBOTHAM ROBERT												
1374/0124		12/14/2005		WD	U	V	19	50,000				
GRANTOR: BOYETT WILLIS A & BET												
GRANTEE: HIGGINBOTHAM ROBERT												
BUILDING NOTES												