IN OR 2379/404
ESMT PT OR 746/1049

SOLLER MARY L L/E/
96072 STAGHORN LANE
FERNANDINA BEACH, FL 32034

2023

40-2N-28-0000-0053-0000

BUILDING CHARACTERISTICS

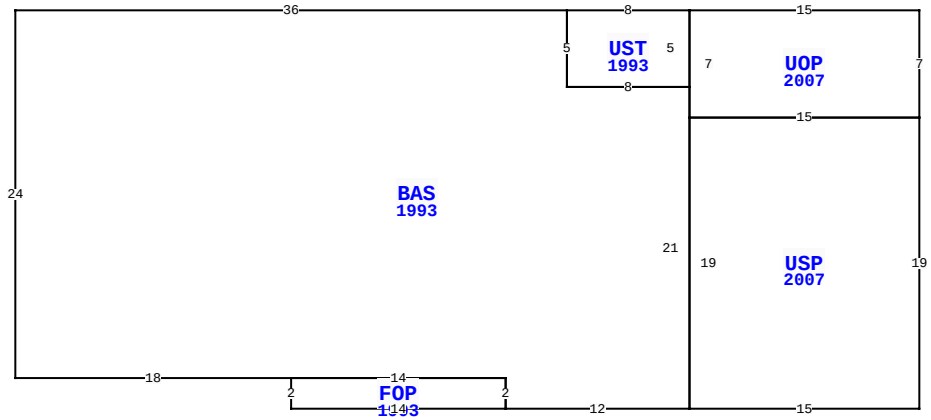
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	90,779
FOP	28	30	8	698
UOP	105	20	21	1,833
USP	285	30	86	7,507
UST	40	45	18	1,571
TOTALS	1,498		1,173	102,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,173	122.4300	110.49	129,605	1965	1980	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 0 Heated Area: 1040 HX Base Yr



96072 STAGHORN LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		102,388
TOTAL MARKET OB/XF VALUE		23,675
TOTAL LAND VALUE - MARKET		38,250
TOTAL MARKET VALUE		164,313
SOH/AGL Deduction		99,540
ASSESSED VALUE		64,773
TOTAL EXEMPTION VALUE	HX HB WX	44,773
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		164,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18455	ADDITION	23,964	10/31/2006
B18330	SWIM POOL	23,000	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2379/0404	7/27/2020	LE	U	I	11	100
GRANTOR: SOLLER MARY L						
GRANTEE: SOLLER KEITH D & CH						
0406/0157	12/01/1983	WD	Q	I		26,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2007] W15 UST=[YR=1993] W8 BAS=[YR=1993] W36 S24 E18 FOP=[YR=1993] S2 E14 N2 W14$ E14 S2 E12 USP=[YR=2007] E15 N19 W15 S19 $ N21 W8 N5 $ S5 E8 N5$ S7 E15 N7 $.

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	0511	GARAGE CB-	0	100	26	22	572.00	SF	40.00	40.00	100	1980	1980	3	35	8,008	
2	0810	CONCRETE A	0	100	14	22	308.00	SF	6.50	6.50	100	1985	1985	3	49.5	991	
3	0866	POOL FIBER	0	100	26	10	260.00	SF	72.00	72.00	100	2007	2007	3	35	6,552	
4	0911	SCRN RM A	0	100	34	18	612.00	SF	17.50	17.50	100	2007	2007	3	35	3,749	
5	0845	KOOL DECK	0	100	0	0	352.00	SF	7.25	7.25	100	2007	2007	3	89	2,271	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	35	700	
7	0351	CARPORT MT	0	100	26	20	520.00	SF	10.00	10.00	100	2005	2005	3	27	1,404	

LAND DESCRIPTION

TOTAL OB/XF 23,675

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	SFR	100		RS-2	97.00	148.00	1.00	LT		1.00	1.00	0.85	45,000.00	38,250.00	38,250							

REVIEW DATE 03/28/2019 BY KW Total Acres: 0.00 Total Land Value: 38,250 Market: 0 Agricultural: 0 Common: 38,250 PRINTED 08/02/2023 BY SYS