



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/LAMMT 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1993	1,040	99,315
FOP	28	30	1993	8	764
UOP	105	20	2007	21	2,005
USP	285	30	2007	86	8,213
UST	40	45	1993	18	1,719

TOTALS	1,498			1,173	112,016
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0511	GARAGE CB-	0	100	26	22	572.00	SF	40.00	40.00	
2	0810	CONCRETE A	0	100	14	22	308.00	SF	6.50	6.50	
3	0866	POOL FIBER	0	100	26	10	260.00	SF	72.00	72.00	
4	0911	SCRN RM A	0	100	34	18	612.00	SF	17.50	17.50	
5	0845	KOOL DECK	0	100	0	0	352.00	SF	7.25	7.25	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	
7	0351	CARPORT MT	0	100	26	20	520.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		RSF-2	97.00	148.00	1.00	LT	

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	122.43	143,610	1965	1980	0	0	22.00	78.00
1 SINGLE FAM - 100% - 0 Heated Area: 1040 HX Base Yr 1982											

96072 STAGHORN LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0511	GARAGE CB-	0	100	26	22	572.00	SF	40.00	40.00	100	1980	1980	3	30	6,864	
2	0810	CONCRETE A	0	100	14	22	308.00	SF	6.50	6.50	100	1985	1985	3	44	881	
3	0866	POOL FIBER	0	100	26	10	260.00	SF	72.00	72.00	100	2007	2007	3	27	5,054	
4	0911	SCRN RM A	0	100	34	18	612.00	SF	17.50	17.50	100	2007	2007	3	27	2,892	
5	0845	KOOL DECK	0	100	0	0	352.00	SF	7.25	7.25	100	2007	2007	3	87	2,220	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	27	540	
7	0351	CARPORT MT	0	100	26	20	520.00	SF	10.00	10.00	100	2005	2005	3	22	1,144	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		RSF-2	97.00	148.00	1.00	LT	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										112,016	
TOTAL MARKET OB/XF VALUE										19,595	
TOTAL LAND VALUE - MARKET										51,000	
TOTAL MARKET VALUE										182,611	
SOH/AGL Deduction										113,960	
ASSESSED VALUE										68,651	
TOTAL EXEMPTION VALUE										48,651	
BASE TAXABLE VALUE										20,000	
TOTAL JUST VALUE										182,611	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										166,963	

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											
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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 \$.											