

REVIEW DATE	03/01/2023	BY	DJ	Total Acres: 0.00	Total Land Value: 57,000	Market: 0	Agricultural: 0	Common: 57,000	PRINTED 07/30/2025 BY SYS
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BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

05

AVERAGE 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

12

MODULAR MT 100

Interior Wall

05

DRYWALL 100

Interior Floo

08

SHT VINYL 60

Interior Floo

14

CARPET 40

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories

0

0 100

Units

0 100

Quality

02

Quality Level 02

DOR CODE

0200

MOBILE HOME

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

1,456

100

2022

1,456

29,746

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0820

02

1,456

85.1200

68.10

99,154

1988

1988

0

0

70.00

30.00

2 M/H 93- - 0% - 0

Heated Area: 1456

HX Base Yr

28

-52-

28

BAS
2022

TOTALS

1,456

1,456

29,746

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

96060 STAGHORN LN, FERNANDINA BEACH

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/09/2025

MLU

LAND DESCRIPTION

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

REVIEW DATE

03/01/2023

BY

DJ

Total Acres:

0.00

Total Land Value:

57,000

Market:

0

Agricultural:

0

Common:

57,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

86,121

TOTAL MARKET OB/XF VALUE

1,674

TOTAL LAND VALUE - MARKET

57,000

TOTAL MARKET VALUE

144,795

SOH/AGL Deduction

9,901

ASSESSED VALUE

134,894

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

134,894

TOTAL JUST VALUE

144,795

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

122,631

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2276/0865

5/22/2019

WD

U

I

37

40,000

GRANTOR:HILL BESSIE E

GRANTEE:RUIS EDDIE & JANET

2171/0987

12/05/2017

QC

U

V

11

100

GRANTOR:HILL BESSIE E

GRANTEE:HILL BESSIE E

BUILDING NOTES

BAS=[YR=2022] W52 S28 E52 N28\$.

BUILDING DIMENSIONS