LOT 6
EGANS BLUFF NORTH PB 5/272

HAGGERTY STEPHEN
1812 STERLING LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-021N-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

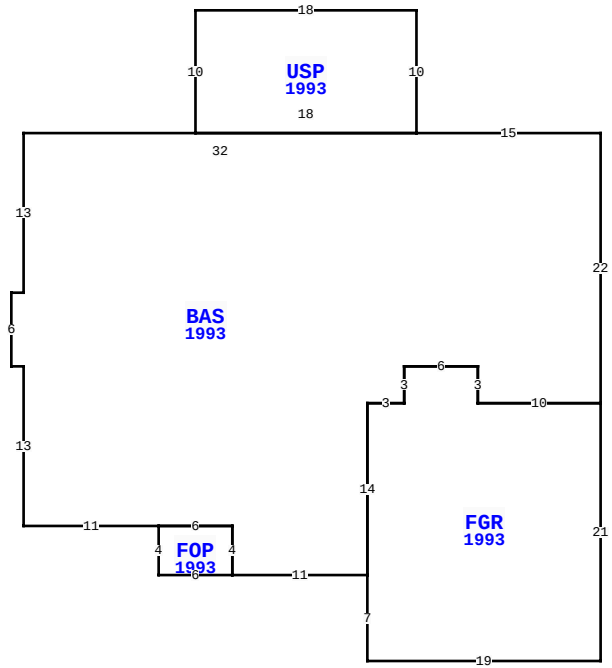
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,346	100	1993	1,346	202,779
FGR	417	55	1993	229	34,500
FOP	24	30	1993	7	1,054
USP	180	30	1993	54	8,135
TOTALS	1,967			1,636	246,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,636	131.3760	182.61	298,750	1990	1990	0	0	0	17.50	82.50

1 SNGL FAM 100% - 2000 Heated Area: 1346 HX Base Yr 2000



1812 STERLING LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		246,469
TOTAL MARKET OB/XF VALUE		42,632
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		469,101
SOH/AGL Deduction		286,308
ASSESSED VALUE		182,793
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		131,382
TOTAL JUST VALUE		469,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213086	ROOF	9,287	08/01/2012
7162	SWIM POOL	6,200	04/16/1991
6963	NEW CONSTR	1,600	09/24/1990
6714	NEW CONSTR	53,900	09/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2856/1006	3/26/2026	WD	Q	I	01	508,000
GRANTOR: SINCLAIR FRANCES T						
GRANTEE: HAGGERTY STEPHEN						
2831/282	11/24/2025	LE	U	I	11	100
GRANTOR: SINCLAIR FRANCES T						
GRANTEE: DEVOL-LANGILLE CARO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W15 W32 S13 W1 S6 E1 S13 E11 E6 S4 E11 N14 E3 N3 E6 S3 E10 N22 $
FGR=[YR=1993;ORIG=-19,36] S7 E19 N21 W10 N3 W6 S3 W3 S14 $
USP=[YR=1993;ORIG=-15,0] N10 W18 S10 E18 $
FOP=[YR=1993;ORIG=-36,32] S4 E6 N4 W6 $
.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1991	1991	04	85	42,500	
4	0940	SHEDS/PORT	0	100	6	6	36.00	SF	18.30	18.30	100	2000	2000	3	20	132	

LAND DESCRIPTION

TOTAL OB/XF 42,632

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	RES	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS