



| 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. 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        | 103,611              |
| FOP       | 28               | 30          | 1993 | 8            | 797                  |
| UOP       | 105              | 20          | 2007 | 21           | 2,093                |
| USP       | 285              | 30          | 2007 | 86           | 8,568                |
| UST       | 40               | 45          | 1993 | 18           | 1,793                |
| TOTALS    | 1,498            |             |      | 1,173        | 116,861              |

| EXTRA FEATURES |            |             |         |     |       |
|----------------|------------|-------------|---------|-----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L W | UNITS |

| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L W   | UNITS  |
|-----|------------|-------------|---------|-------|--------|
| 1   | 0511       | GARAGE CB-  | 0 100   | 26 22 | 572.00 |
| 3   | 0860       | POOL/SPA    | 0 100   | 0 0   | 1.00   |
| 4   | 0911       | SCRN RM A   | 0 100   | 34 18 | 612.00 |
| 7   | 0351       | CARPORT MT  | 0 100   | 26 20 | 520.00 |

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

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 01/01/2023 | BY | CD |
|-------------|------------|----|----|

| 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             | 128.55         | 150,789        | 1965     | 1980  |        | 0           | 0         | 22.50 | 77.50    |        |
| 1 SINGLE FAM 100% - 0 Heated Area: 1040 HX Base Yr 1982                             |          |           |                      |                |                |          |       |        |             |           |       |          |        |
|                                                                                     |          |           |                      |                |                |          |       |        |             |           |       |          |        |
| 96072 STAGHORN LN, FERNANDINA BEACH                                                 |          |           |                      |                |                |          |       |        |             |           |       |          |        |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU                 |          |           |                      |                |                |          |       |        |             |           |       |          |        |
| TOTAL OB/XF 44,371                                                                  |          |           |                      |                |                |          |       |        |             |           |       |          |        |
| L N                                                                                 | USE CODE | CLS       | LAND USE DESCRIPTION | CAP            | R D            | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | D T   | DPH FACT | % COND |
| 1                                                                                   | 000100   | C         | RES                  | 100            |                | RSF-2    | 97.00 | 148.00 | 1.00        | LT        |       | 1.00     | 1.00   |
| Total Acres: 0.00 Total Land Value: 55,250 Market: 0 Agricultural: 0 Common: 55,250 |          |           |                      |                |                |          |       |        |             |           |       |          |        |

| NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |
|------------------------|--|--|--|--|--|--|--|--|--|
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| VALUATION BY              |  | STANDARD  |
|---------------------------|--|-----------|
| Tax Group: 4              |  | Tax Dist: |
| BUILDING MARKET VALUE     |  | 116,861   |
| TOTAL MARKET OB/XF VALUE  |  | 44,371    |
| TOTAL LAND VALUE - MARKET |  | 55,250    |
| TOTAL MARKET VALUE        |  | 216,482   |
| SOH/AGL Deduction         |  | 145,977   |
| ASSESSED VALUE            |  | 70,505    |
| TOTAL EXEMPTION VALUE     |  | 50,505    |
| BASE TAXABLE VALUE        |  | 20,000    |
| TOTAL JUST VALUE          |  | 216,482   |
| NCON VALUE                |  | 0         |
| INCOME VALUE              |  |           |
| PREVIOUS YEAR MKT VALUE   |  | 182,611   |

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

| SALES DATA                   |            |              |        |        |           |               |  |  |  |
|------------------------------|------------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number         | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>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 \$ . |  |  |  |  |  |  |  |  |  |