

LOT 1
AMNDMT ESMT IN OR 800/516 &
VIEW ESMT IN OR 800/520

BOLDYGA RANDY S & CLAUDIA K
8426 SANCTUARY LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0603-0001-0000



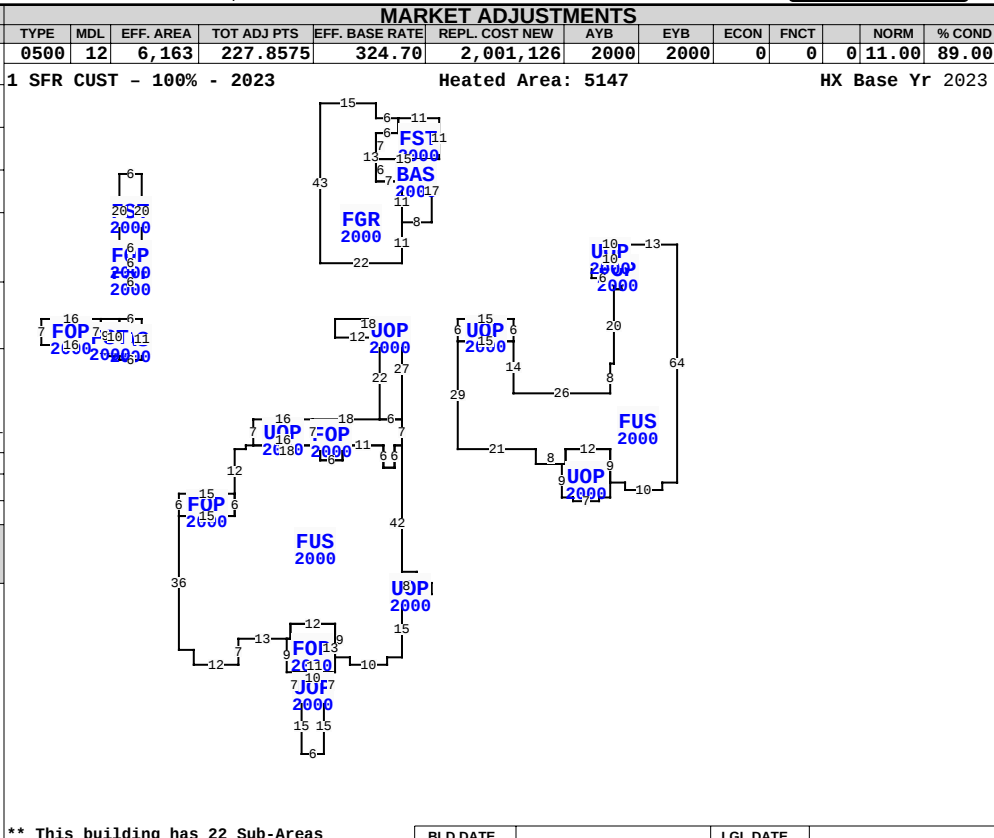
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5.5	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units	0	100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	10005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	66	100	66	19,073
BAS	178	100	178	51,439
FGR	823	55	453	130,909
FOP	24	30	7	2,023
FOP	56	30	17	4,913
FOP	90	30	27	7,803
FOP	112	30	34	9,826
FOP	165	30	50	14,449
FOP	210	30	63	18,206
FST	30	55	16	4,624
TOTALS	7,828		6,163	1,781,002

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	2.00	UT	2,000.00	2,000.00	
2	0861	POOL GUNIT	0	100	0	382.00	SF	85.00	85.00	
3	0855	CONC PAVER	0	100	0	1,104.00	SF	10.00	10.00	
4	0855	CONC PAVER	0	100	0	3,978.00	SF	10.00	10.00	
5	0416	DUNEWALKS	0	100	0	708.00	SF	30.00	30.00	
6	0855	CONC PAVER	0	100	63	189.00	SF	10.00	10.00	
7	0855	CONC PAVER	0	100	0	264.00	SF	10.00	10.00	
8	0462	ST/AL FNC	0	100	0	181.00	SF	10.00	10.00	
9	1126	CB/STC 8"	0	100	0	583.00	SF	8.00	8.00	
11	1126	CB/STC 8"	0	100	0	880.00	SF	8.00	8.00	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000120	C	SFR OCN FT	100		RS-1	0.00	0.00	1.00	LT



** This building has 22 Sub-Areas	BLD DATE	LGL DATE
8426 SANCTUARY LN, FERNANDINA BEACH	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE			1,781,002
TOTAL MARKET OB/XF VALUE			125,530
TOTAL LAND VALUE - MARKET			3,200,000
TOTAL MARKET VALUE			5,106,532
SOH/AGL Deduction			0
ASSESSED VALUE			5,106,532
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			5,056,532
TOTAL JUST VALUE			5,106,532
NCON VALUE			18,939
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			5,232,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22114	HURRICANE SHUTTER	64,000	12/01/2008
B9805274	NEW CONSTR	624,000	08/01/1998
B9805303	SWIM POOL	27,000	08/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1404	4/21/2022	WD	Q	I	01	6,150,000
GRANTOR: HARRELD MARY GILLILAN						
GRANTEE: BOLDYGA RANDY S & C						
1104/0555	12/31/2002	WD	U	I	07	100
GRANTOR: WALKER JAMES III & JO						
GRANTEE: HARRELD MARY GILLIL						

BUILDING NOTES										
BUILDING DIMENSIONS										
UOP=[YR=2000] W18 S5 E12 S22 FOP=[YR=2000] W18										
UOP=[YR=2000] W16 S7 FUS=[YR=2000] W2 S1 W3 S12										
FOP=[YR=2000] W15 S6 E15 N6 \$ S6 W15 S36 E4 S4 E12 N7 E13										
FOP=[YR=2000] S9 E2 UOP=[YR=2000] S7 E2 S15 E6 N15 E2 N7										
W10 \$ E11 N13 W12 S4 W1 \$ E1 N4 E12 S9 E4 S2 E10 N2 E4 N15										
UOP=[YR=2000] E4 N2 E4 N3 W4 N3 W4 S8 \$ N42 W2 S6 W3 N6 W11										
S4 W6 N4 W18 \$ E16 N7 \$ S7 E2 S4 E6 N4 E11 S6 E3 N6 E2 N7 W6										
\$ E6 N27 \$ PTR= E15UOP=[YR=2000] E15 S6 FUS=[YR=2000] S14										
E26 N8 E1 N20 FOP=[YR=2000] N3 W6 N5 UOP=[YR=2000] N4 E10										
S4 W10 \$ E10 S5 W2 S3 W2 \$ E2 N3 E2 N9 E13 S64 W4 S2 W10 N2										
W4 UOP=[YR=2000] S4 W3 S1 W7 N1 W3 N9 E1 N4 E12 S9 \$ N9 W12										
S4 W8 N4 W21 N29 E15 \$ W15 N6 \$ W15 \$ PTR= N15 FGR=[YR=2000]										

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										5
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY										5	
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