

LOT 2 IN OR 973/805
AMNDMT ESMT IN OR 800/516
ESMT AGREEMENT PT OR 766/1726

FEHRMAN DONALD GARRY & SIGRID
8414 SANCTUARY LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-0603-0002-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
Exterior Wall	17	CB STUCCO 100								0500	22	7,525	364.3331	519.17	3,906,754	1998	1998	0	0	12.00	88.00	VALUATION BY																	
Roof Structur	08	IRREGULAR 100								1 SFR CUST - 100% - 2002										Heated Area: 5902										HX Base Yr 2002									
Roof Cover	07	CONC TILE 100																												Tax Group: 5									
Interior Wall	05	DRYWALL 90																												Tax Dist:									
Interior Wall	06	CUST PANEL 10																												BUILDING MARKET VALUE									
Interior Floo	14	CARPET 50																												TOTAL MARKET OB/XF VALUE									
Interior Floo	19	MARBLE 50																												TOTAL LAND VALUE - MARKET									
Air Condition	03	CENTRAL 100																												TOTAL MARKET VALUE									
Heating Type	04	AIR DUCTED 100																												SOH/AGL Deduction									
Bedrooms	4	100																												ASSESSED VALUE									
Bathrooms	5.5	100																												TOTAL EXEMPTION VALUE									
Frame	02	WOOD FRAME 100																												BASE TAXABLE VALUE									
Stories	4.	100																												TOTAL JUST VALUE									
Units	0	100																												NCON VALUE									
Quality	01	Quality Level 01																												INCOME VALUE									
DOR CODE	0100	SINGLE FAMILY																												PREVIOUS YEAR MKT VALUE									
MAP NUM		MKT AREA																												6,032,838									
NEIGHBORHOOD/LOC	10005.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	146	100	146	66,703																																			
BAS	2,704	100	2,704	1,235,376																																			
BAS	630	100	630	287,828																																			
FGR	755	55	415	189,601																																			
FOP	46	30	14	6,396																																			
FOP	300	30	90	41,118																																			
FOP	348	30	104	47,515																																			
FOP	404	30	121	55,282																																			
FOP	624	30	187	85,435																																			
FOP	483	30	145	66,246																																			
TOTALS	11,203		7,525	3,437,944																																			
EXTRA FEATURES					8414 SANCTUARY LN, FERNANDINA BEACH																				BLD DATE					LGL DATE									
																									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	1126	CB/STC 8"	0 100	0 0	4,087.00	SF	8.00	8.00	100	1998	1998	3	77	25,176																									
2	0461	IRON FENCE	0 100	6 4	24.00	SF	8.50	8.50	100	1998	1998	3	83	169																									
3	0097	AWNING CN	0 100	0 0	6.00	SF	65.00	65.00	100	1998	1998	3	40	156																									
4	1129	STONE 8"	0 100	0 0	230.00	SF	15.75	15.75	100	1998	1998	3	93	3,369																									
5	0415	BEACHWALK	0 100	0 0	662.00	SF	5.75	5.75	100	1998	1998	3	20	761																									
6	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	83	1,660																									
7	1129	STONE 8"	0 100	0 0	51.00	SF	15.75	15.75	100	1998	1998	3	93	747																									
9	0463	FENCE GATE	0 100	0 0	3.00	UT	300.00	300.00	100	1998	1998	3	48	432																									
10	1129	STONE 8"	0 100	51 3	153.00	SF	15.75	15.75	100	1998	1998	3	93	2,241																									
11	0410	ELEVATOR	0 100	0 0	1.00	UT	10,000.00	10,000.00	100	1998	1998	3	100	10,000																									
LAND DESCRIPTION					TOTAL OB/XF										44,711																								
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															
1	000120	C	SFR OCN FT	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	3,200,000.00	3,200,000.00	3,200,000																						

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