

LOT 11
ESMT AGREEMENT PT OR 766/1726
THE SANCTUARY OF AMELIA ISLAND

SNOW JOHN QUALIFIED PERSONAL RESIDENCE TRUST/SNOW
8300 SANCTUARY LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-0603-0011-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY																																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	14	WD SHINGLE 70								0500	22	9,335	357.3060	509.16	4,753,009	2003	2003		0	0	0	9.50	90.50	VALUATION BY																									
Exterior Wall	17	CB STUCCO 30								1 SFR CUST - 100% - 2019										Heated Area: 7452										HX Base Yr 2019										STANDARD									
Roof Structur	08	IRREGULAR 100																		Tax Group: 5										Tax Dist:																			
Roof Cover	07	CONC TILE 100																		BUILDING MARKET VALUE										4,301,473																			
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										80,834																			
Interior Floo	12	HARDWOOD 80																		TOTAL LAND VALUE - MARKET										3,200,000																			
Interior Floo	14	CARPET 20																		TOTAL MARKET VALUE										7,582,307																			
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										2,807,377																			
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										4,774,930																			
Bedrooms	4	100																		TOTAL EXEMPTION VALUE										HX HB 50,000																			
Bathrooms	4.5	100																		BASE TAXABLE VALUE										4,724,930																			
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										7,582,307																			
Stories	2.	2. 100								NCON VALUE										0																													
Units		0 100								INCOME VALUE										6,263,524																													
Quality										03	Quality Level 03																																						
DOR CODE										0100	SINGLE FAMILY																																						
MAP NUM										MKT AREA																				10																			
NEIGHBORHOOD/LOC										10005.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	3,456	100	3,456	1,592,490																																													
FGR	1,328	55	730	336,377																																													
FOP	100	30	30	13,824																																													
FOP	345	30	104	47,922																																													
FOP	345	30	104	47,922																																													
FOP	719	30	216	99,531																																													
FOP	852	30	256	117,962																																													
FSP	315	40	126	58,059																																													
FUS	3,996	100	3,996	1,841,316																																													
UOP	30	20	6	2,765																																													
TOTALS	13,042		9,335	4,301,473																																													
EXTRA FEATURES					8300 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	0855	CONC PAVER	0 100	0	0	2,794.00	SF	10.00	10.00	100	2003	2003	3	84	23,470																																		
2	0855	CONC PAVER	0 100	0	0	128.00	SF	10.00	10.00	100	2003	2003	3	84	1,075																																		
3	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2003	2003	3	100	10,000																																		
4	0855	CONC PAVER	0 100	0	0	249.00	SF	10.00	10.00	100	2003	2003	3	84	2,092																																		
5	0415	BEACHWALK	0 100	0	0	450.00	SF	5.75	5.75	100	2003	2003	3	22	569																																		
6	0861	POOL GUNIT	0 100	0	0	452.00	SF	85.00	85.00	100	2003	2003	3	36	13,831																																		
7	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	22	220																																		
8	1123	CB 8"	0 100	0	0	774.00	SF	6.15	6.15	100	2003	2003	3	84	3,998																																		
9	1126	CB/STC 8"	0 100	0	0	174.00	SF	8.00	8.00	100	2003	2003	3	84	1,169																																		
10	0855	CONC PAVER	0 100	6	7	42.00	SF	10.00	10.00	100	2003	2003	3	84	353																																		
LAND DESCRIPTION										TOTAL OB/XF										56,777																													
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	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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