PT OF LOT 63
IN OR 541/497
SUB OF PT OF SEC 4 PBK 1/5

HYERS MCCAGER BRUCE & LISA K
816 SANBORN LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0740-0063-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

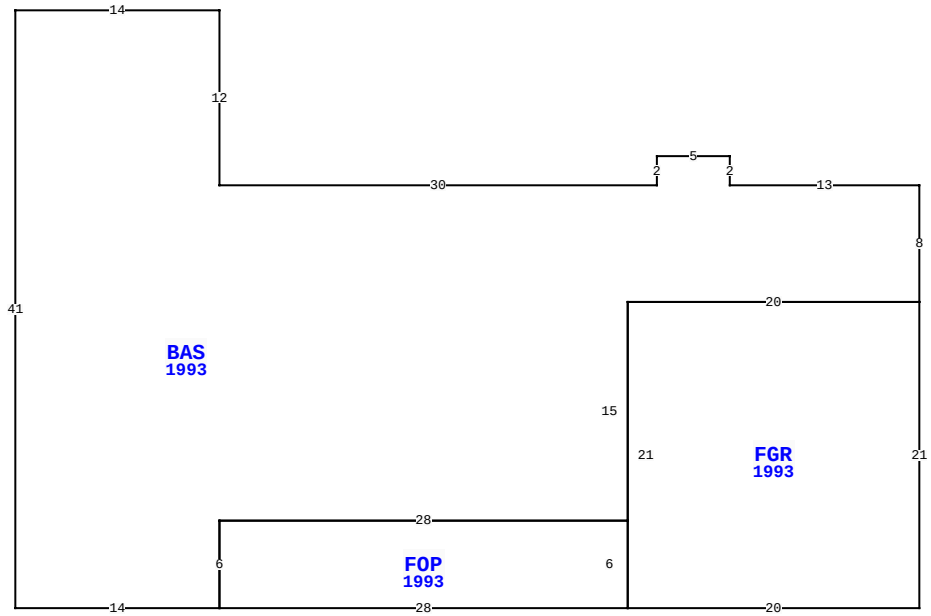
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,388	100	1,388	116,412
FGR	420	55	231	19,374
FOP	168	30	50	4,194
TOTALS	1,976		1,669	139,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,669	110.8000	100.00	166,900	1988	1988	0	0	0	16.13	83.87

1 SINGLE FAM – 100% - 0 Heated Area: 1388 HX Base Yr



816 SANBORN 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		139,979
TOTAL MARKET OB/XF VALUE		41,612
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		456,591
SOH/AGL Deduction		290,337
ASSESSED VALUE		166,254
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		116,254
TOTAL JUST VALUE		456,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310604	SWIM POOL	15,000	01/01/2003
4903	NEW CONSTR	43,750	05/19/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0541/0497	4/21/1988	FS	U	V		100

GRANTOR: SANBORN MARGARET L

GRANTEE: HYERS MCCAGER BRUCE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N2 W5 S2 W30 N12 W14 S41 E14 FOP=[YR=1993] E28 FGR=[YR=1993] E20 N21 W20 S21 $ N6 W28 S6 $ N6 E28 N15 E20 N8 $.

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
1	0811	CONCRETE B	0	100	0	0	567.00	SF	5.20	5.20	100	1988	1988	3	57	1,681	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1988	1988	3	20	576	
4	0810	CONCRETE A	0	100	0	0	92.00	SF	6.50	6.50	100	1988	1988	3	57	341	
5	0940	SHEDS/PORT	0	100	16	8	128.00	SF	30.00	30.00	100	1990	1990	3	20	768	
6	0810	CONCRETE A	0	100	0	0	155.00	SF	6.50	6.50	100	2002	2002	3	83	836	
7	0510	GARAGE WD-	0	100	20	36	720.00	SF	35.00	35.00	100	2002	2002	3	32	8,064	
8	0861	POOL GUNIT	0	100	0	0	459.00	SF	85.00	85.00	100	2003	2003	3	36	14,045	
9	0845	KOOL DECK	0	100	0	0	1,340.00	SF	7.25	7.25	100	2003	2003	3	84	8,161	
10	0812	CONCRETE C	0	100	0	0	1,070.00	SF	4.00	4.00	100	1990	1990	3	62	2,654	
11	0462	ST/AL FNC	0	100	0	0	600.00	SF	10.00	10.00	100	2005	2005	3	44	2,640	

TOTAL OB/XF 39,766

LAND DESCRIPTION

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	000115	C	SFR ACRES	100		RS-2	0.00	0.00	1.10	AC		1.00	1.00	1.00	250,000.00	250,000.00	275,000							

REVIEW DATE 02/16/2018 BY DJX Total Acres: 1.10 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS

PT OF LOT 63
IN OR 541/497
SUB OF PT OF SEC 4 PBK 1/5

HYERS MCCAGER BRUCE & LISA K
816 SANBORN LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0740-0063-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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		139,979
TOTAL MARKET OB/XF VALUE		41,612
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		456,591
SOH/AGL Deduction		290,337
ASSESSED VALUE		166,254
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		116,254
TOTAL JUST VALUE		456,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0541/0497	4/21/1988	FS	U	V		100

GRANTOR: SANBORN MARGARET L

GRANTEE: HYERS MCCAGER BRUCE

BUILDING NOTES

BUILDING DIMENSIONS

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
12	0351	CARPORT MT	0	100	18	19	342.00	SF	10.00	10.00	100	2005	2005	3	27	923	
13	0351	CARPORT MT	0	100	18	19	342.00	SF	10.00	10.00	100	2005	2005	3	27	923	

LAND DESCRIPTION

TOTAL OB/XF 1,846

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

REVIEW DATE 02/16/2018 BY DJX Total Acres: 1.10 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS