

HOFFMAN LIVING TRUST/HOFFMAN ANDREA C TRUSTEE
8360 SANCTUARY LN
FERNANDINA BEACH, FL 32034

00-00-30-0603-0004-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																												
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNC'T			NORM	% COND	VALUATION SUMMARY																								
Exterior Wall		08	17 CB STUCCO 100							0900	22	6,481	449.5527	561.94	3,641,933	2004	2004		0	0	0	9.50	90.50	VALUATION BY		STANDARD																						
Roof Structur		08	IRREGULAR 100							1 SNGL FAM - 100% - 2005														Heated Area: 5253										HX Base Yr 2005														
Roof Cover		07	CONC TILE 100																					Tax Group: 5		Tax Dist:								3,295,949														
Interior Wall		05	DRYWALL 100																					BUILDING MARKET VALUE										57,619														
Interior Floo		12	HARDWOOD 70																					TOTAL MARKET OB/XF VALUE										3,350,000														
Interior Floo		15	HARDTILE 30																					TOTAL LAND VALUE - MARKET										6,703,568														
Air Condition		03	CENTRAL 100																					TOTAL MARKET VALUE										3,649,667														
Heating Type		04	AIR DUCTED 100																					SOH/AGL Deduction										3,053,901														
Bedrooms			4 100																					ASSESSED VALUE										50,000														
Bathrooms			4.5 100																					TOTAL EXEMPTION VALUE		HX HB								3,003,901														
Frame		02	WOOD FRAME 100																					BASE TAXABLE VALUE										6,703,568														
Stories		2.	2. 100																					NCON VALUE										0														
Units			0 100																					INCOME VALUE																								
																								PREVIOUS YEAR MKT VALUE										6,408,423														
Quality		06	Quality Level 06																																													
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	2,524	100	2,524	1,283,595																																												
FGR	996	55	548	278,688																																												
FOP	60	30	18	9,154																																												
FOP	68	30	20	10,171																																												
FOP	176	30	53	26,954																																												
FOP	184	30	55	27,971																																												
FOP	682	30	205	104,254																																												
FUS	530	100	530	269,534																																												
FUS	2,199	100	2,199	1,118,314																																												
UAT	504	10	50	25,428																																												
TOTALS	9,277		6,481	3,295,949																																												
EXTRA FEATURES					8360 SANCTUARY LN, FERNANDINA BEACH																																											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	INC DATE	BLD DATE	XF DATE	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																															
1	0855	CONC PAVER	0 100	0 0	2,562.00	SF	10.00	10.00	100	2004	2004	3	84		21,521																																	
2	0855	CONC PAVER	0 100	42 4	168.00	SF	10.00	10.00	100	2004	2004	3	84		1,411																																	
3	0861	POOL GUNIT	0 100	26 12	312.00	SF	85.00	85.00	100	2004	2004	3	36		9,547																																	
4	0835	QUARY TILE	0 100	0 0	552.00	SF	10.00	10.00	100	2004	2004	3	84		4,637																																	
5	0415	BEACHWALK	0 100	0 0	564.00	SF	5.75	5.75	100	2004	2004	3	22		713																																	
6	1242	WD DECK A	0 100	6 3	18.00	SF	10.00	10.00	100	2004	2004	3	22		40																																	
7	0463	FENCE GATE	0 100	0 0	1.00	UT	300.00	300.00	100	2004	2004	3	64		192																																	
8	0835	QUARY TILE	0 100	0 0	93.00	SF	10.00	10.00	100	2004	2004	3	84		781																																	
9	1126	CB/STC 8"	0 100	0 0	214.00	SF	8.00	8.00	100	2004	2004	3	84		1,438																																	
10	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	88		1,760																																	
LAND DESCRIPTION					TOTAL OB/XF													42,040																														
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	3,350,000.00	3,350,000.00	3,350,000																															
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