LOT 10
IN OR 2125/659 & OR 2125/833
ESMT AGREEMENT PT OR 766/1726

EASTERLY-AMELIA ISLAND RESIDENCE TRUST/EASTERLY-AM
8286 SANCTUARY LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0603-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

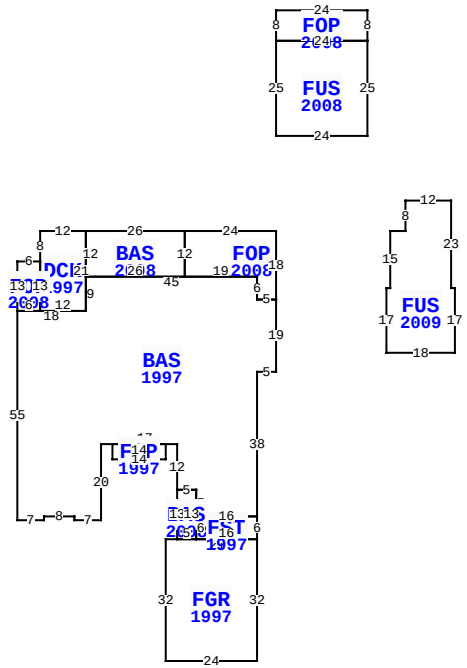
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	3,501	100	3,501	1,649,796
BAS	65	100	65	30,630
BAS	312	100	312	147,026
DCK	252	10	25	11,781
FGR	768	55	422	198,861
FOP	56	30	17	8,011
FOP	78	30	23	10,838
FOP	192	30	58	27,332
FOP	318	30	95	44,768
FST	96	55	53	24,975
TOTALS	6,880		5,813	2,739,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	5,813	361.1004	541.65	3,148,611	1997	1997	0	0	0	13.00	87.00

1 SFR CUST – 100% - 2003 Heated Area: 5120 HX Base Yr 2003



** This building has 12 Sub-Areas

8286 SANCTUARY LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		2,739,292
TOTAL MARKET OB/XF VALUE		51,837
TOTAL LAND VALUE - MARKET		3,350,000
TOTAL MARKET VALUE		6,141,129
SOH/AGL Deduction		3,262,922
ASSESSED VALUE		2,878,207
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		2,828,207
TOTAL JUST VALUE		6,141,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		5,870,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21573	REMODEL	20,000	06/01/2008
B9603327	NEW CONSTR	300,800	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2125/0833	2/07/2017	TD	U	I	11	100
GRANTOR: EASTERLY-AMELIA ISLAN						
GRANTEE: EASTERLY-AMELIA ISL						
2125/0659	2/07/2017	TD	U	I	11	100
GRANTOR: EASTERLY-AMELIA ISLAN						
GRANTEE: EASTERLY-AMELIA ISL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W24 BAS=[YR=2008] W26 DCK=[YR=1997] W12 S8 FOP=[YR=2008] W6 S13 BAS=[YR=1997] S55 E7 N1 E8 S1 E7 N20 E3 FOP=[YR=1997] S4 E14 N4 W14$ E17 S12 BAS=[YR=2008] S13 FGR=[YR=1997] W3 S32 E24 N32 FST=[YR=1997] N6 W16 S6 E16$ W21$ E5 N13 W5$ E5 S7 E16 N38 E5 N19 W5 N6 W45 S9 W18$ E6 N13$ S13 E12 N21$ S12 E26 N12$ S12 E19 S6 E5 N18$ PTR=N25 FUS=[YR=2008] N25 FOP=[YR=2008] N8 E24 S8 W24$ E24 S25 W24$ S25$ PTR=E30 FUS=[YR=2009] E4 N8 E12 S23 E1 S17 W18 N17 E1 N15$ W30$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	80	1,600	
2	0858	SCULP CONC	0	100	0	0	2,570.00	SF	13.00	13.00	100	1997	1997	3	92	30,737	
3	0861	POOL GUNIT	0	100	0	0	351.00	SF	85.00	85.00	100	1997	1997	3	20	5,967	
4	0845	KOOL DECK	0	100	0	0	1,175.00	SF	7.25	7.25	100	1997	1997	3	73	6,219	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	200	
6	0462	ST/AL FNC	0	100	0	0	476.00	SF	10.00	10.00	100	1997	1997	3	25	1,190	
7	1126	CB/STC 8"	0	100	0	0	152.00	SF	8.00	8.00	100	1997	1997	3	73	888	
8	0811	CONCRETE B	0	100	0	0	538.00	SF	5.20	5.20	100	1997	1997	3	73	2,042	
9	1076	TRELLIS A	0	100	6	6	36.00	SF	7.50	7.50	100	2001	2001	3	27	73	
10	1076	TRELLIS A	0	100	8	7	56.00	SF	7.50	7.50	100	2001	2001	3	27	113	

TOTAL OB/XF 49,029

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	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							

REVIEW DATE 04/22/2020 BY DJA Total Acres: 0.00 Total Land Value: 3,350,000 Market: 0 Agricultural: 0 Common: 3,350,000 PRINTED 08/06/2024 BY SYS

LOT 10
IN OR 2125/659 & OR 2125/833
ESMT AGREEMENT PT OR 766/1726

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MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10005.00		

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

MARKET ADJUSTMENTS

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 5

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2125/0659	2/07/2017	TD	U	I	11	100
GRANTOR: EASTERLY-AMELIA ISLAN						
GRANTEE: EASTERLY-AMELIA ISL						

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
11	0415	BEACHWALK	0	100	101	4	404.00	SF	5.75	5.75	100	2001	2001	3	20	465	
12	1242	WD DECK A	0	100	0	0	781.00	SF	15.00	15.00	100	2001	2001	3	20	2,343	

LAND DESCRIPTION

TOTAL OB/XF 2,808

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 04/22/2020 BY DJA Total Acres: 0.00 Total Land Value: 3,350,000 Market: 0 Agricultural: 0 Common: 3,350,000 PRINTED 08/06/2024 BY SYS