PT OF LOT 59 & 63 EX S-5
EX S-1 & S-2 OF LOT 63
OR 1081/949

SANBORN GEORGE P JR & LISA M
882 SANBORN LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0740-0059-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

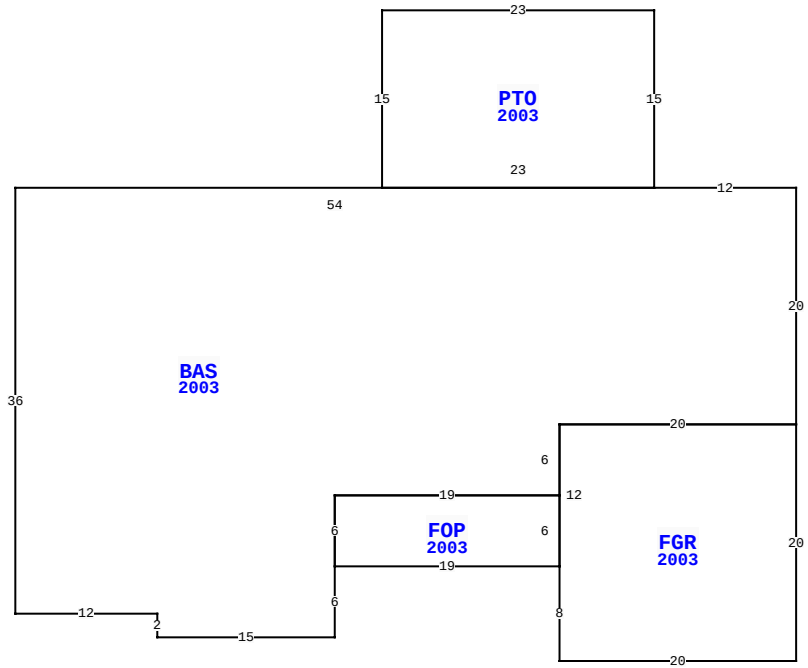
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	1,896	176,675
FGR	400	55	220	20,500
FOP	114	30	34	3,169
PTO	345	5	17	1,584
TOTALS	2,755		2,167	201,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,167	108.6820	103.25	223,743	2003	2003	0	0	0	9.75	90.25

1 SINGLE FAM – 100% - 0 Heated Area: 1896 HX Base Yr



882 SANBORN LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		201,928
TOTAL MARKET OB/XF VALUE		36,499
TOTAL LAND VALUE - MARKET		345,000
TOTAL MARKET VALUE		583,427
SOH/AGL Deduction		338,668
ASSESSED VALUE		244,759
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		194,759
TOTAL JUST VALUE		583,427
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210411	NEW CONSTR	139,364	11/01/2002
R024532	REPAIR/RRF	2,100	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1081/0949	9/18/2002	WD	U	I	01	78,300
GRANTOR: SANBORN GEORGE P JR &						
GRANTEE: SANBORN GEORGE JR &						
0628/1200	6/17/1991	WD	U	I	01	100
GRANTOR: SANBORN MARGARET L						
GRANTEE: SANBORN GEORGE JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W12 PTO=[YR=2003] N15 W23 S15 E23 $ W54 S36 E12 S2 E15 N6 FOP=[YR=2003] E19 FGR=[YR=2003] S8 E20 N20 W20 S12 $ N6 W19 S6 $ N6 E19 N6 E20 N20 $.

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	0511	GARAGE CB-	0	100	40	15	600.00	SF	20.00	20.00	100	1980	1980	3	32.5	3,900	
2	0510	GARAGE WD-	0	100	20	19	380.00	SF	35.00	35.00	100	2001	2001	3	29	3,857	
3	0810	CONCRETE A	0	100	9	4	36.00	SF	6.50	6.50	100	2001	2001	3	80	187	
4	0812	CONCRETE C	0	100	0	0	1,863.00	SF	4.00	4.00	100	2003	2003	3	83	6,185	
5	0810	CONCRETE A	0	100	0	0	254.00	SF	6.50	6.50	100	2003	2003	3	83	1,370	
6	0510	GARAGE WD-	0	100	30	50	1,500.00	SF	35.00	35.00	100	2005	2005	3	40	21,000	

LAND DESCRIPTION

TOTAL OB/XF 36,499

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		RSF-2	0.00	0.00	1.15	AC		1.00	1.00	1.00	300,000.00	300,000.00	345,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.15 Total Land Value: 345,000 Market: 0 Agricultural: 0 Common: 345,000 PRINTED 08/06/2024 BY SYS