

BOLDYGA RANDY S & CLAUDIA K
8426 SANCTUARY LANE
FERNANDINA BEACH, FL 32034

00-00-30-0603-0001-0000



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNCT	% COND	VALUATION SUMMARY																								
Exterior Wall	17	CB STUCCO 100					0500	12	6,163	227.8575	360.01	2,218,742	2000	2000		0	0	12.00	88.00	VALUATION BY				STANDARD																		
Roof Structur	08	IRREGULAR 100					1 SFR CUST - 100% - 2023												Heated Area: 5147												HX Base Yr 2023				Tax Group: 5				Tax Dist:			
Roof Cover	07	CONC TILE 100																													BUILDING MARKET VALUE				1,952,493							
Interior Wall	05	DRYWALL 70																													TOTAL MARKET OB/XF VALUE				120,229							
Interior Wall	08	DECORATIVE 30																													TOTAL LAND VALUE - MARKET				3,500,000							
Interior Floo	12	HARDWOOD 50																													TOTAL MARKET VALUE				5,572,722							
Interior Floo	14	CARPET 50																													SOH/AGL Deduction				160,462							
Air Condition	03	CENTRAL 100																													ASSESSED VALUE				5,412,260							
Heating Type	04	AIR DUCTED 100																													TOTAL EXEMPTION VALUE				HX HB 50,722							
Bedrooms		4 100																													BASE TAXABLE VALUE				5,361,538							
Bathrooms		5.5 100																													TOTAL JUST VALUE				5,572,722							
Frame	02	WOOD FRAME 100																													NCON VALUE				0							
Stories	3.	3. 100																													INCOME VALUE											
Units		0 100																													PREVIOUS YEAR MKT VALUE				5,336,902							

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REVIEW DATE 04/22/2020 BY DJA Total Acres: 0.00 Total Land Value: 3,500,000 Market: 0 Agricultural: 0 Common: 3,500,000 PRINTED 07/30/2025 BY SYS