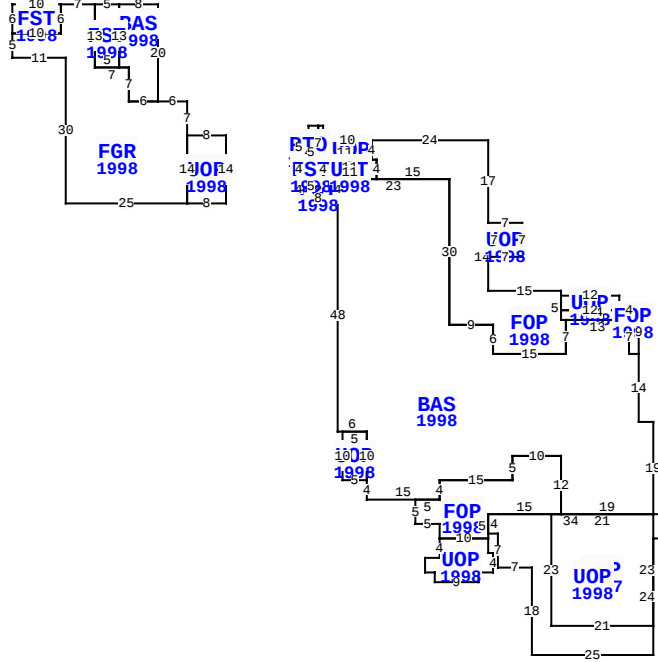


AMNDMT ESMT IN OR 800/516
ESMT AGREEMENT PT OR 766/1726

8414 SANCTUARY LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0603-0002-0000

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	FNCI	NORM	% COND	VALUATION SUMMARY																		
Exterior Wall	17	CB STUCCO 100								0500	22	7,525	364.3331	575.65	4,331,766	1998	2003	0	0	10.50	89.50	VALUATION BY					STANDARD													
Roof Structure	08	IRREGULAR 100								1 SFR CUST - 100% - 2002										Heated Area: 5902										HX Base Yr 2002										
Roof Cover	07	CONC TILE 100																												Tax Group: 5					Tax Dist:					
Interior Wall	05	DRYWALL 90																												BUILDING MARKET VALUE					3,876,931					
Interior Wall	06	CUST PANEL 10																												TOTAL MARKET OB/XF VALUE					93,916					
Interior Floor	14	CARPET 50																												TOTAL LAND VALUE - MARKET					3,500,000					
Interior Floor	19	MARBLE 50																												TOTAL MARKET VALUE					7,470,847					
Air Condition	03	CENTRAL 100																												SOH/AGL Deduction					3,601,922					
Heating Type	04	AIR DUCTED 100																												ASSESSED VALUE					3,868,925					
Bedrooms		4 100																												TOTAL EXEMPTION VALUE					HX HB					
Bathrooms		5.5 100																												BASE TAXABLE VALUE					3,818,203					
Frame	02	WOOD FRAME 100																												TOTAL JUST VALUE					7,470,847					
Stories	4.	4. 100																												NCON VALUE					0					
Units		0 100																												INCOME VALUE										
Quality		01		Quality Level 01																										PERMIT NUM					DESCRIPTION		AMT		ISSUED	
DOR CODE		0100		SINGLE FAMILY																										230007674					RPLC ALL WINDOWS		217,152		06/14/2023	
MAP NUM				MKT AREA																										B21195					XFOB		20,000		03/01/2008	
NEIGHBORHOOD/LOC		10005.00																												M09140					MECH OTHER		0		02/01/2005	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						R046732					REPAIR/RRF		3,000		10/01/2004				
BAS	146	100	1998	146	75,220																						B9703651					SWIM POOL		20,000		01/01/1997				
BAS	2,704	100	1998	2,704	393,119																						B9703704					NEW CONSTR		1,000,000		01/01/1997				
BAS	630	100	2007	630	324,581																																			
FGR	755	55	1998	415	213,811																																			
FOP	46	30	1998	14	7,213																																			
FOP	300	30	1998	90	46,369																																			
FOP	348	30	1998	104	53,582																																			
FOP	404	30	1998	121	62,340																																			
FOP	624	30	1998	187	96,344																																			
FOP	483	30	2007	145	74,705																																			
TOTALS		11,203				7,525		3,876,931																																
EXTRA FEATURES										8414 SANCTUARY LN, FERNANDINA BEACH										BLD DATE				LGL DATE		05/08/2025		MLU												
										XF DATE				LAND DATE				AG DATE																						
L N	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	1126	CB/STC 8"			0	100	0	0	4,087.00		SF	8.00	8.00		100	1998	1998	3	73	23,868																				
2	0461	IRON FENCE			0	100	6	4	24.00		SF	8.50	8.50		100	1998	1998	3	80	163																				
3	0097	AWNING CN			0	100	0	0	6.00		SF	65.00	65.00		100	1998	1998	3	40	156																				
4	1129	STONE 8"			0	100	0	0	230.00		SF	15.75	15.75		100	1998	1998	3	92	3,333																				
5	0415	BEACHWALK			0	100	0	0	662.00		SF	5.75	5.75		100	1998	1998	3	20	761																				
6	0504	FP-ELECTRI			0	100	0	0	1.00		UT	2,000.00	2,000.00		100	1998	1998	3	80	1,600																				
7	1129	STONE 8"			0	100	0	0	51.00		SF	15.75	15.75		100	1998	1998	3	92	739																				
8	0463	FENCE GATE			0	100	0	0	3.00		UT	300.00	300.00		100	1998	1998	3	42	378																				
9	1129	STONE 8"			0	100	51	3	153.00		SF	15.75	15.75		100	1998	1998	3	92	2,217																				
10	0410	ELEVATOR			0	100	0	0	1.00		UT	10,000.00	10,000.00		100	1998	1998	3	100	10,000																				
LAND DESCRIPTION										TOTAL OB/XF										43,215																				
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	RES OCEAN		100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	3,500,000.00		3,500,000.00		3,500,000																				

ESMT AGREEMENT PT 0R 766/1726

FERNANDINA BEACH, FL 32034

2025

00-00-30-0603-0002-0000

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