

LOT 3  
IN OR 2009/1812  
ESMT AGREEMENT PT OR 766/1726

JONES JAMES C III & LAURIE W  
C/O THE JONES COMPANY, P O BOX 2266  
WAYCROSS, GA 31502-2266

2025

00-00-30-0603-0003-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 16 WD FR STUC 60  |
| Exterior Wall            | 17 CB STUCCO 40   |
| Roof Structure           | 08 IRREGULAR 100  |
| Roof Cover               | 07 CONC TILE 100  |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 12 HARDWOOD 70    |
| Interior Floor           | 11 CLAY TILE 30   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Foundation               | 06 PIERS CONC 100 |
| Bedrooms                 | 5 100             |
| Bathrooms                | 6.5 100           |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 3. 100            |
| Units                    | 0 100             |

|          |                     |
|----------|---------------------|
| Quality  | 03 Quality Level 03 |
| DOR CODE | 0100 SINGLE FAMILY  |

|         |          |    |
|---------|----------|----|
| MAP NUM | MKT AREA | 10 |
|---------|----------|----|

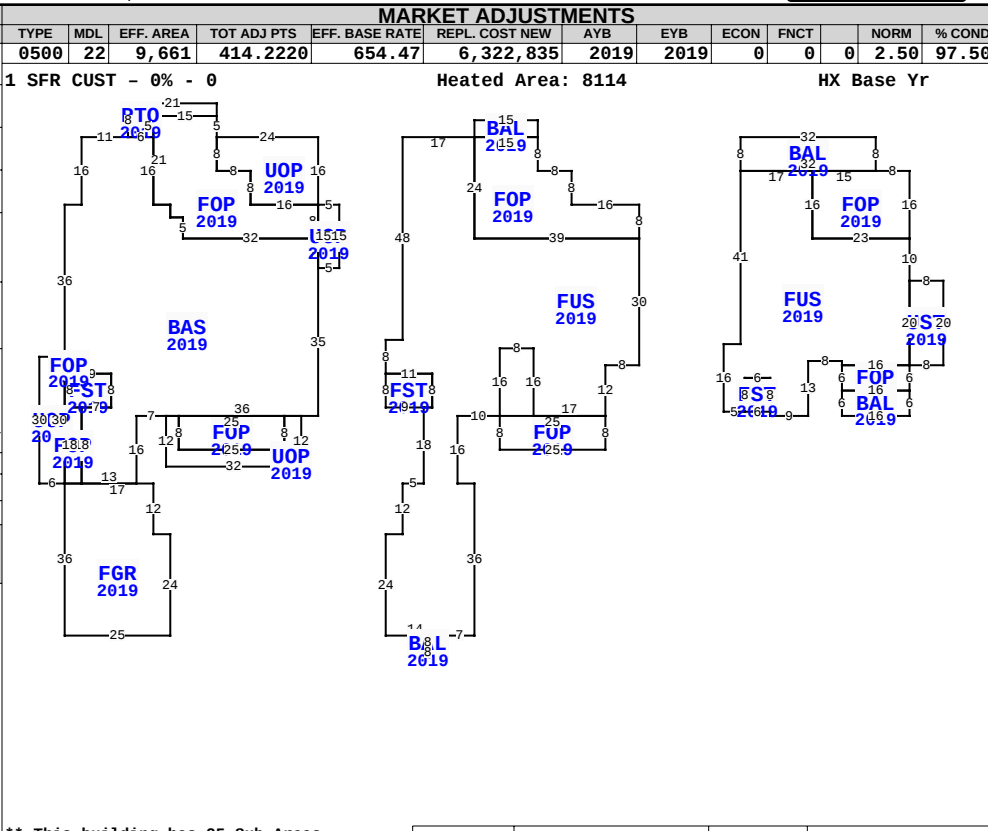
|                  |          |
|------------------|----------|
| NEIGHBORHOOD/LOC | 10005.00 |
|------------------|----------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAL       | 32               | 15          | 2019 | 5            | 3,190                |
| BAL       | 60               | 15          | 2019 | 9            | 5,743                |
| BAL       | 96               | 15          | 2019 | 14           | 8,934                |
| BAL       | 256              | 15          | 2019 | 38           | 24,248               |
| BAS       | 3,111            | 100         | 2019 | 3,111        | 985,155              |
| FGR       | 852              | 55          | 2019 | 469          | 299,272              |
| FOP       | 8                | 30          | 2019 | 2            | 1,276                |
| FOP       | 72               | 30          | 2019 | 22           | 14,038               |
| FOP       | 96               | 30          | 2019 | 29           | 18,506               |
| FOP       | 200              | 30          | 2019 | 60           | 38,286               |
| TOTALS    | 12,850           |             |      | 9,661        | 1,64,764             |

| EXTRA FEATURES |            |
|----------------|------------|
| L N            | OB/XF CODE |

| 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   | 0855       | CONC PAVR   | 0       | 0 | 0 | 0     |    |       | 2,157.00       | SF 10.00    | 100     | 2019        | 2019 | 3      | 97              | 20,923 |
| 2   | 1126       | CB/STC 8"   | 0       | 0 | 0 | 0     |    |       | 1,324.00       | SF 8.00     | 100     | 2019        | 2019 | 3      | 97              | 10,274 |
| 3   | 0416       | DUNEWALKS   | 0       | 0 | 0 | 0     |    |       | 680.00         | SF 15.00    | 100     | 2019        | 2019 | 3      | 82              | 8,364  |
| 4   | 0504       | FP-ELECTRI  | 0       | 0 | 0 | 0     |    |       | 3.00           | UT 2,000.00 | 100     | 2019        | 2019 | 3      | 98              | 5,880  |

| LAND DESCRIPTION |          |
|------------------|----------|
| L N              | USE CODE |
| 1                | 000120   |



\*\* This building has 25 Sub-Areas  
8402 SANCTUARY LN, FERNANDINA BEACH

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/08/2025 |
| INC DATE |  | AG DATE   | MLU        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 45,441 |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------|
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------|

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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            | 0   |     | 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  |                             |      |         |      |     |    |        |

| NASSAU COUNTY PROPERTY    |              | PAGE 1 of 1 | 5 |
|---------------------------|--------------|-------------|---|
| VALUATION SUMMARY         |              | STANDARD    |   |
| VALUATION BY              | Tax Group: 5 | Tax Dist:   |   |
| BUILDING MARKET VALUE     | 6,164,764    |             |   |
| TOTAL MARKET OB/XF VALUE  | 45,441       |             |   |
| TOTAL LAND VALUE - MARKET | 3,500,000    |             |   |
| TOTAL MARKET VALUE        | 9,710,205    |             |   |
| SOH/AGL Deduction         | 1,668,762    |             |   |
| ASSESSED VALUE            | 8,041,443    |             |   |
| TOTAL EXEMPTION VALUE     | 0            |             |   |
| BASE TAXABLE VALUE        | 8,041,443    |             |   |
| TOTAL JUST VALUE          | 9,710,205    |             |   |
| NCON VALUE                | 0            |             |   |
| INCOME VALUE              |              |             |   |
| PREVIOUS YEAR MKT VALUE   | 9,278,847    |             |   |

| PERMIT NUM | DESCRIPTION | AMT       | ISSUED     |
|------------|-------------|-----------|------------|
| B1633497   | NEW CONSTR  | 1,008,985 | 12/01/2016 |
| B21186     | XFOB        | 20,000    | 03/01/2008 |

| SALES DATA                      |            |           |     |     |        |            |  |
|---------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number               | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2009/1812                       | 10/20/2015 | WD        | Q   | V   | 02     | 2,950,000  |  |
| GRANTOR: DOUGLAS CURT L         |            |           |     |     |        |            |  |
| GRANTEE: JONES JAMES C III &    |            |           |     |     |        |            |  |
| 1212/1403                       | 3/03/2004  | WD        | Q   | V   | 01     | 100        |  |
| GRANTOR: DOUGLAS CURT L & SUSAN |            |           |     |     |        |            |  |
| GRANTEE: DOUGLAS CURT L         |            |           |     |     |        |            |  |

| BUILDING NOTES                                                  |  |
|-----------------------------------------------------------------|--|
| UOP=[YR=2019] W24 FOP=[YR=2019] N5 PTO=[YR=2019] N3 W21S8       |  |
| BAS=[YR=2019] W11 S16W4S36 UOP=[YR=2019] W6S30E6                |  |
| FGR=[YR=2019] S36E25N24W4N12W17 FOP=[YR=2019]                   |  |
| N18FST=[YR=2019] E7N8W9 FOP=[YR=2019] N4W2S4E2\$W2S8E4\$ W4S18  |  |
| E4\$W4\$N30\$ E2S4E9S8W7S18E13N16 E7UOP=[YR=2019]               |  |
| S12E32N12W4FOP=[YR=2019] W25S8E25N8\$S8W25N8W3\$ E36N35         |  |
| UOP=[YR=2019] E5N15W5S15\$N7 W32N5W3 N3W4N16W6\$ E6N5E15\$      |  |
| W15S21E4S3 E3S5E32N8W16N8W8N8\$ S8E8S8E16 N16\$PTR=E20          |  |
| FUS=[YR=2019] E17 BAL=[YR=2019] N4E15S4 FOP=[YR=2019] S8E8S8    |  |
| E16S8W39N24E15\$W15\$S24E39S30W8 S12 FOP=[YR=2019] S8W25N8E25\$ |  |
| W17N16 W8S16W10S16E4S36W7 BAL=[YR=2019] S4                      |  |
| W8N4E8\$W14N24E4N12E5N18 FST=[YR=2019] E2N8W11S8E9\$ E2N8W11N8  |  |