

HOFFMAN LIVING TRUST/HOFFMAN ANDREA C TRUSTEE
8360 SANCTUARY LN
FERNANDINA BEACH, FL 32034

00-00-30-0603-0004-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 2		5			
VALUATION SUMMARY															
VALUATION BY								STANDARD							
Tax Group: 5								Tax Dist:							
BUILDING MARKET VALUE								3,461,301							
TOTAL MARKET OB/XF VALUE								55,638							
TOTAL LAND VALUE - MARKET								3,500,000							
TOTAL MARKET VALUE								7,016,939							
SOH/AGL Deduction								3,874,475							
ASSESSED VALUE								3,142,464							
TOTAL EXEMPTION VALUE								HX HB		50,722					
BASE TAXABLE VALUE								3,091,742							
TOTAL JUST VALUE								7,016,939							
NCON VALUE								0							
INCOME VALUE															
PREVIOUS YEAR MKT VALUE								6,703,568							
PERMIT NUM				DESCRIPTION				AMT				ISSUED			
B0311330				SWIM POOL				17,000				06/01/2003			
R035011				REPAIR/RRF				8,000				05/01/2003			
B0311077				NEW CONSTR				850,000				05/01/2003			
B0311031				FOUNDATION				25,000				04/01/2003			
SALES DATA															
OFF RECORD Number		DATE		TYPE INST	Q U	I I	V I	RSN CD	SALE PRICE						
1807/0918		7/20/2012		WD	U	I	I	30	100						
GRANTOR: HOFFMAN ANDREA C & CR															
GRANTEE: HOFFMAN ANDREA C &															
1807/0916		7/20/2012		WD	U	I	I	30	100						
GRANTOR: HOFFMAN CREIGHTON G &															
GRANTEE: HOFFMAN CREIGHTON G															
BUILDING NOTES															
BUILDING DIMENSIONS															
FOP=[YR=2004] W7 N2 W8 S2 W11 UOP=[YR=2004] N1 W6 S1 E6 \$ W13 N7 UOP=[YR=2004] E1 N6 W1 S6 \$ N15 W13 UOP=[YR=2004] W4 S19 E4 N19 \$ S19 W4 S8 BAS=[YR=2004] S22 W5 S20 E5 FOP=[YR=2004] S20 UOP=[YR=2004] W10 S39 E5 FGR=[YR=2004] S3 E23 N17 E5 N24 UOP=[YR=2004] E7 N9 E8 N8 FOP=[YR=2004] N2 W7 N 4 W6 S6 W2 S2 E9 N2 E6 \$ W6 S2 W9 N2 W14 S16 E14 S1 \$N1 W23 S19 W5 S20 \$ N20 E5 N19\$ E9 N16 W1 N4 W8 \$ E8 S4 E17 N6 E6 S 4 E7 S3 E18 N24 UOP=[YR=2004] E6 N11 UST=[YR=2004] N6 W6S6 E6 \$ W6 S11 \$ N23 W6 N2 W7 S2 W5 S5 W24 N 5 W2 N2 W9 S2 W3\$ E3 N2 E9 S2 E2 S5 E24 N5 E5 N2 E7 S2 E6 N5 \$ PTR= E15 FUS=[YR=2004] E5 N29 FOP=[YR=2004] N12 UOP=[YR=2004] N15 E16 S15 W16 \$ E16S17 W2 N5 W2 N2 W9 S2 W3 \$ E3 N2 E9 S2 E2 S5															
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
00,000															
Common: 3,500,000															
PRINTED 07/30/2025 BY SYS															

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