

WAITE STEVEN B & ELIZABETH E
8358 SANCTUARY LN
FERNANDINA BEACH, FL 32034

00-00-30-0603-0005-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND													
Exterior Wall		14	WD SHINGLE 100							0500	22	8,525	401.2578	633.99	5,404,765	2019	2019		0	0	4	2.50	93.50	VALUATION BY											
Roof Structure		08	IRREGULAR 100							1 SFR CUST - 100% - 2021														Heated Area: 6345											
Roof Cover		09	CEDAR SHAK 100																					HX Base Yr 2021											
Interior Wall		05	DRYWALL 100																					Tax Group: 5											
Interior Floor		12	HARDWOOD 70																					Tax Dist:											
Interior Floor		11	CLAY TILE 30																					BUILDING MARKET VALUE											
Air Condition		03	CENTRAL 100																					TOTAL MARKET OB/XF VALUE											
Heating Type		04	AIR DUCTED 100																					TOTAL LAND VALUE - MARKET											
Bedrooms			5 100																					TOTAL MARKET VALUE											
Bathrooms			6 100																					SOH/AGL Deduction											
Frame		02	WOOD FRAME 100																					ASSESSED VALUE											
Stories		2.	2. 100																					TOTAL EXEMPTION VALUE											
Units			0 100																					BASE TAXABLE VALUE											
																								TOTAL JUST VALUE											
																								NCON VALUE											
																								INCOME VALUE											
																								PREVIOUS YEAR MKT VALUE											
Quality		03	Quality Level 03																					PERMIT NUM											
DOR CODE		0100	SINGLE FAMILY																					DESCRIPTION											
MAP NUM			MKT AREA																					AMT											
NEIGHBORHOOD/LOC		10005.00																						ISSUED											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	3,411	100	2019	3,411	121,975																														
FGR	352	55	2019	194	114,999																														
FGR	819	55	2019	450	266,752																														
FOP	32	30	2019	10	5,928																														
FOP	216	30	2019	65	38,530																														
FOP	216	30	2019	65	38,530																														
FOP	800	30	2019	240	142,268																														
FOP	1,040	30	2019	312	184,948																														
FST	49	55	2019	27	16,005																														
FST	194	55	2019	107	63,428																														
TOTALS	11,788			8,525	1,053,455																														
EXTRA FEATURES										8358 SANCTUARY LN, FERNANDINA BEACH																									
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	0500	FP-PRE FAB	0 100	0	0	2.00	UT	7,000.00	7,000.00	100	2019	2019	3	98	13,720																				
2	0861	POOL GUNIT	0 100	0	0	520.00	SF	85.00	85.00	100	2019	2019	3	87	38,454																				
3	0416	DUNEWALKS	0 100	0	0	1,018.00	SF	22.50	22.50	100	2019	2019	3	82	18,782																				
4	0855	CONC PAVER	0 100	0	0	2,456.00	SF	10.00	10.00	100	2019	2019	3	97	23,823																				
5	0855	CONC PAVER	0 100	0	0	195.00	SF	25.00	25.00	100	2019	2019	3	97	4,729																				
6	0830	FLAGSTONE	0 100	0	0	308.00	SF	30.00	30.00	100	2018	2018	3	97	8,963																				
7	1126	CB/STC 8"	0 100	0	0	514.00	SF	8.00	8.00	100	2019	2019	3	97	3,989																				
8	0600	SUMMER KIT	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2020	2020	3	86	8,600																				
9	1075	TRELLIS G	0 100	5	7	35.00	SF	70.00	70.00	100	2019	2019	3	87	2,132																				
10	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2019	2019	3	100	10,000																				
LAND DESCRIPTION										TOTAL OB/XF										133,192															
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																		