LOT 6
ESMT AGREEMENT PT OR 766/1726
ESMT IN OR 1274/481

SOLOMON REGINA F LIVING TRUST/SOLOMON REGINA F TRU
8346 SANCTUARY LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0603-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

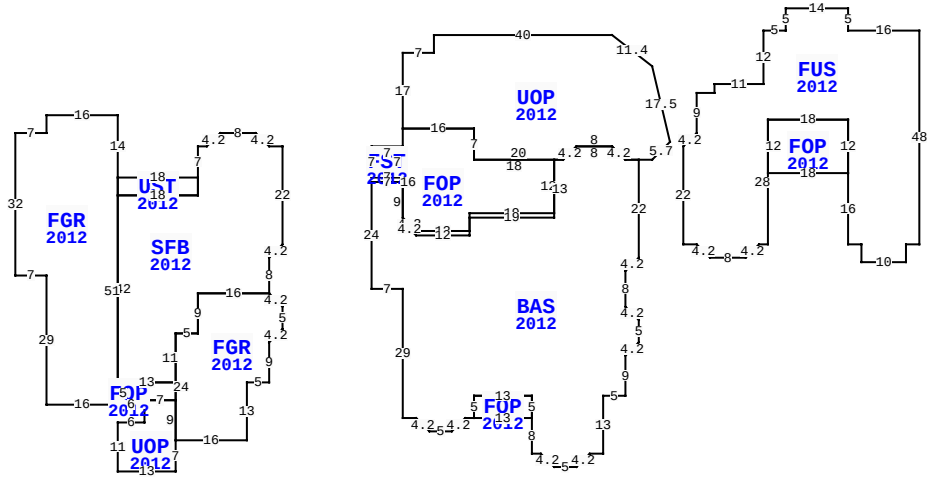
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		5.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	06	Quality Level 06
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
BAS	2,784	100	2012	2,784	2,119,162
FGR	607	55	2012	334	254,239
FGR	1,264	55	2012	695	529,030
FOP	58	30	2012	17	12,940
FOP	65	30	2012	20	15,224
FOP	216	30	2012	65	49,478
FOP	576	30	2012	173	131,687
FST	49	55	2012	27	20,552
FUS	1,922	100	2012	1,922	1,463,014
SFB	1,333	80	2012	1,066	811,432
TOTALS	10,530			7,452	5,672,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	7,452	511.7046	808.49	6,024,867	2012	2012	0	0	0	5.85	94.15

1 SFR CUST – 100% - 2013 Heated Area: 5772 HX Base Yr 2013



** This building has 13 Sub-Areas

8346 SANCTUARY LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		5,672,412
TOTAL MARKET OB/XF VALUE		47,860
TOTAL LAND VALUE - MARKET		3,500,000
TOTAL MARKET VALUE		9,220,272
SOH/AGL Deduction		5,973,554
ASSESSED VALUE		3,246,718
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		3,195,996
TOTAL JUST VALUE		9,220,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		8,812,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24788	CO ISSUED	0	07/19/2012
R12754	NEW CONSTR	21,455	10/01/2011
M16365	H/AC	0	07/01/2011
E23605	TEMP POLE	0	07/01/2011
P14883	NEW CONSTR	718,709	07/01/2011
B24778	NEW CONSTR	718,709	06/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2796/698	6/20/2025	WD	U	I	11	100
GRANTOR: SOLOMON REGINA F						
GRANTEE: SOLOMON REGINA F LI						
2796/359	6/20/2025	TD	U	I	11	100
GRANTOR: SOLOMON BOBBY G & REG						
GRANTEE: SOLOMON REGINA F						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2012] W3 U3 L3 W8 D3 L3 W2S7 UST=[YR=2012] W18FGR=[YR=2012] N14W16S4W7 S32E7S29E16FOP=[YR=2012] E6UOP=[YR=2012] S4W6S11E13N7FGR=[YR=2012] E16N13E5N9 U3 R3 N5 U3 L3 W16S9W5S24$N9W7 S1$N1E7N4W13S5$N51$S4E18N4$S4 W18S42E13N11E5N9E16N8 U3 R3 N22 $ PTR=E20 FST=[YR=2012] E7FOP=[YR=2012] N4 UOP=[YR=2012] N17E7N4E40 D7 R9 D17 R4 D4 L4 W3BAS=[YR=2012] S22 D3 L3 S8 D3 R3 S5 D3 L3 S9W5S13W3 D3 L3 W5 U3 L3 W2N8FOP=[YR=2012] W13N5E13S5$ N5W13S5W2 D3 L3 W5 U3 L3 W3N29W7 N24E7S9 D3 R3 E12N4E19N13E2 U3 R3 E8 R3 D3 E3$W3 U3 L3 W8 D3 L3 W20N7W16$E16S7E18S12W19S4W12 U3 L3 N16$S7W7N7$ W20$ PTR=E90 FUS=[YR=2012] U3 R3 N9E4N2E11N12E5 N5E14S5E16S48W3S4W10N4W3N16 FOP=[YR=2012] W18N12E18S12$

EXTRA FEATURES

LN	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	94	1,880	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	94	1,880	
3	0855	CONC PAVER	0	100	0	0	3,853.00	SF	7.00	7.00	100	2012	2012	3	92	24,813	
4	1134	LANDSCP BL	0	100	0	0	418.00	SF	3.00	3.00	100	2012	2012	3	98	1,229	
5	0416	DUNEWALKS	0	100	0	0	741.00	SF	15.00	15.00	100	2012	2012	3	50	5,558	
6	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2012	2012	3	100	10,000	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2012	2012	3	50	2,500	

LAND DESCRIPTION

TOTAL OB/XF 47,860

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 3,500,000 Market: 0 Agricultural: 0 Common: 3,500,000 PRINTED 07/30/2025 BY SYS