

LOT 10
IN OR 2125/659 & OR 2125/833
ESMT AGREEMENT PT OR 766/1726

EASTERLY-AMELIA ISLAND RESIDENCE TRUST/EASTERLY-AM
8286 SANCTUARY LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0603-0010-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2		5			
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										STANDARD								
Exterior Wall	17	CB STUCCO 100		0500	22	5,813	361.1004	570.54	3,316,549	1997	1997	0	0	0	13.50	86.50	VALUATION BY										TAX GROUP: 5								
Roof Structure	08	IRREGULAR 100		1 SFR CUST - 100% - 2003										Heated Area: 5120										HX Base Yr 2003										TAX DIST:	
Roof Cover	06	ASB SHINGL 100												BUILDING MARKET VALUE										2,868,815											
Interior Wall	05	DRYWALL 90												TOTAL MARKET OB/XF VALUE										51,297											
Interior Wall	08	DECORATIVE 10												TOTAL LAND VALUE - MARKET										3,500,000											
Interior Floor	12	HARDWOOD 60												TOTAL MARKET VALUE										6,420,112											
Interior Floor	14	CARPET 40												SOH/AGL Deduction										3,458,437											
Air Condition	03	CENTRAL 100												ASSESSED VALUE										2,961,675											
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB 50,722											
Bedrooms	4	100												BASE TAXABLE VALUE										2,910,953											
Bathrooms	4.5	100												TOTAL JUST VALUE										6,420,112											
Frame	02	WOOD FRAME 100		NCON VALUE										0																					
Stories	1.	1. 100		INCOME VALUE																															
Units	0	100		PREVIOUS YEAR MKT VALUE										6,141,129																					

[illegible]