

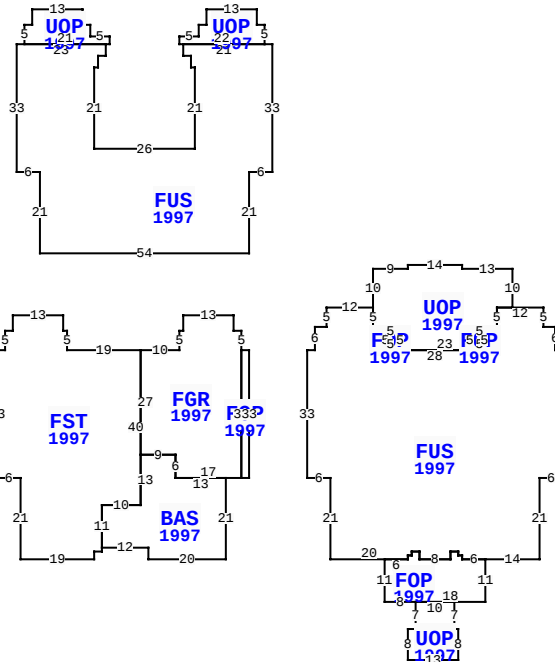
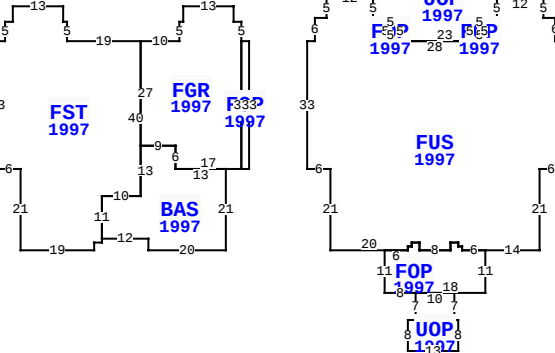
LOT 12
IN OR 1883/179
ESMT AGREEMENT PT OR 766/1726

ROBERTS PIERCE JR & CHARLOTTE
8262 SANCTUARY LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0603-0012-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																				
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																						
Exterior Wall		17	CB STUCCO 100		0500	22	8,776	361.2585	570.79	5,009,253	1997	1997	0	0	0	13.50	86.50	VALUATION BY		STANDARD																																				
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2015													Heated Area: 6880													HX Base Yr 2015																									
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE													4,333,004																									
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE													51,088																									
Interior Floo		11	CLAY TILE 50															TOTAL LAND VALUE - MARKET													3,500,000																									
Interior Floo		14	CARPET 50															TOTAL MARKET VALUE													7,884,092																									
Air Condition		03	CENTRAL 100															SOH/AGL Deduction													3,849,512																									
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE													4,034,580																																						
Bedrooms			5 100		TOTAL EXEMPTION VALUE													HX HB		50,722																																				
Bathrooms			6.5 100		BASE TAXABLE VALUE													3,983,858																																						
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE													7,884,092																																						
Stories		3.	3. 100															NCON VALUE													0																									
Units			0 100															INCOME VALUE													PREVIOUS YEAR MKT VALUE													7,539,085												
Quality		03	Quality Level 03															PERMIT NUM		DESCRIPTION		AMT		ISSUED																																
DOR CODE		0100	SINGLE FAMILY															B21337		REMODEL		85,000		04/01/2008																																
MAP NUM			MKT AREA		10													B9704146		SWIM POOL		20,000		07/01/1997																																
NEIGHBORHOOD/LOC		10005.00																B9703690		NEW CONSTR		600,000		01/01/1997																																
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE	YEAR	TOT ADJ AREA		SUBAREA MARKET VALUE																																																
BAS		620	100	1997	620		306,115																																																	
FGR		936	55	1997	515		254,273																																																	
FOP		25	30	1997	8		3,950																																																	
FOP		25	30	1997	8		3,950																																																	
FOP		66	30	1997	20		9,875																																																	
FOP		296	30	1997	89		43,942																																																	
FST		1,860	55	1997	1,023		505,089																																																	
FUS		2,634	100	1997	2,634		300,494																																																	
FUS		3,626	100	1997	3,626		790,278																																																	
UOP		147	20	1997	29		14,318																																																	
TOTALS		11,258			8,776		333,004																																																	
EXTRA FEATURES										8262 SANCTUARY LN, FERNANDINA BEACH										BLD DATE				LGL DATE		05/08/2025		MLU																												
																				XF DATE				LAND DATE																																
																				INC DATE				AG DATE																																
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	0504	FP-ELECTRI		0	100	0	0	1.00		UT	2,000.00		2,000.00		100	1997	1997	3	79	1,580																																				
2	0812	CONCRETE C		0	100	0	0	3,258.00		SF	4.00		4.00		100	1997	1997	3	72	9,383																																				
3	0858	SCULP CONC		0	100	0	0	1,122.00		SF	13.00		13.00		100	1997	1997	3	91	13,273																																				
4	0861	POOL GUNIT		0	100	0	0	728.00		SF	85.00		85.00		100	1997	1997	3	20	12,376																																				
5	0845	KOOL DECK		0	100	0	0	1,205.00		SF	7.25		7.25		100	1997	1997	3	72	6,290																																				
6	1126	CB/STC 8"		0	100	0	0	476.00		SF	8.00		8.00		100	1997	1997	3	72	2,742																																				
7	0415	BEACHWALK		0	100	95	4	380.00		SF	5.75		5.75		100	1997	1997	3	20	437																																				
8	0810	CONCRETE A		0	100	12	4	48.00		SF	6.50		6.50		100	1997	1997	3	72	225																																				
9	0462	ST/AL FNC		0	100	0	0	995.00		SF	10.00		10.00		100	1997	1997	3	24	2,388																																				
10	1075	TRELLIS G		0	100	0	0	223.00		SF	35.00		35.00		100	1997	1997	3	24	1,873																																				
LAND DESCRIPTION										TOTAL OB/XF										50,567																																				
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		100		PUD	0.00	0.00	1.00		LT		1.00	1.00	1.00	3,500,000.00		3,500,000.00		3,500,000																																			

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