

LOT 4
IN OR 1807/916 & OR 1807/918
ESMT AGREEMENT PT OR 766/1726

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

2026

00-00-30-0603-0004-0000



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	PAGE 1 of 1 5																		
Exterior Wall	17	CB STUCCO 100	0500	22	6,481	423.2374	702.57	4,553,356	2004	2004	0	0	0	10.50	89.50	VALUATION SUMMARY																	
Roof Structur	08	IRREGULAR 100	1 SFR CUST 100% - 2005														Heated Area: 5253																
Roof Cover	07	CONC TILE 100	HX Base Yr 2005																														
Interior Wall	05	DRYWALL 100																															
Interior Floo	12	HARDWOOD 70																															
Interior Floo	15	HARDTILE 30																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms		4 100																															
Bathrooms		4.5 100																															
Frame	02	WOOD FRAME 100																															
Stories	2.	2. 100																															
Units		0 100																															
Quality			05	Quality Level 05																													
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	2,524	100	2004	2,524	587,092																												
FGR	996	55	2004	548	344,582																												
FOP	60	30	2004	18	11,318																												
FOP	68	30	2004	20	12,576																												
FOP	176	30	2004	53	33,326																												
FOP	184	30	2004	55	34,584																												
FOP	682	30	2004	205	128,904																												
FUS	530	100	2004	530	333,264																												
FUS	2,199	100	2004	2,199	382,731																												
UAT	504	10	2004	50	31,440																												
TOTALS	9,277			6,481	1,075,254																												
EXTRA FEATURES						8360 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																	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2004	2004	04	85	42,500																	
5	0416	DUNEWALKS	0	100	0	0	564.00	SF	30.00	30.00	100	2004	2004	3	20	3,384																	
6	1242	WD DECK A	0	100	6	3	18.00	SF	10.00	10.00	100	2004	2004	3	20	36																	
9	1126	CB/STC 8"	0	100	0	0	214.00	SF	8.00	8.00	100	2004	2004	3	82	1,404																	
10	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	86	1,720																	
11	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2004	2004	3	100	10,000																	
12	0100	BAR-B-Q	0	100	0	0	1.00	UT	400.00	400.00	100	2004	2004	3	20	80																	
TOTAL OB/XF 59,124																																	
LAND DESCRIPTION																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE																	
1	000120	C	RES OCEAN	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	4,000,000.00	4,000,000.00																	
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 4,000,000 Market: 0 Agricultural: 0 Common: 4,000,000 PRINTED 07/09/2026 BY SYS																																	