

LOT 5
IN OR 1501/1133 & OR 1501/1134
ESMT IN PT OR 441/518

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

2026

00-00-30-0603-0005-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	09 CEDAR SHAK 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	6 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100

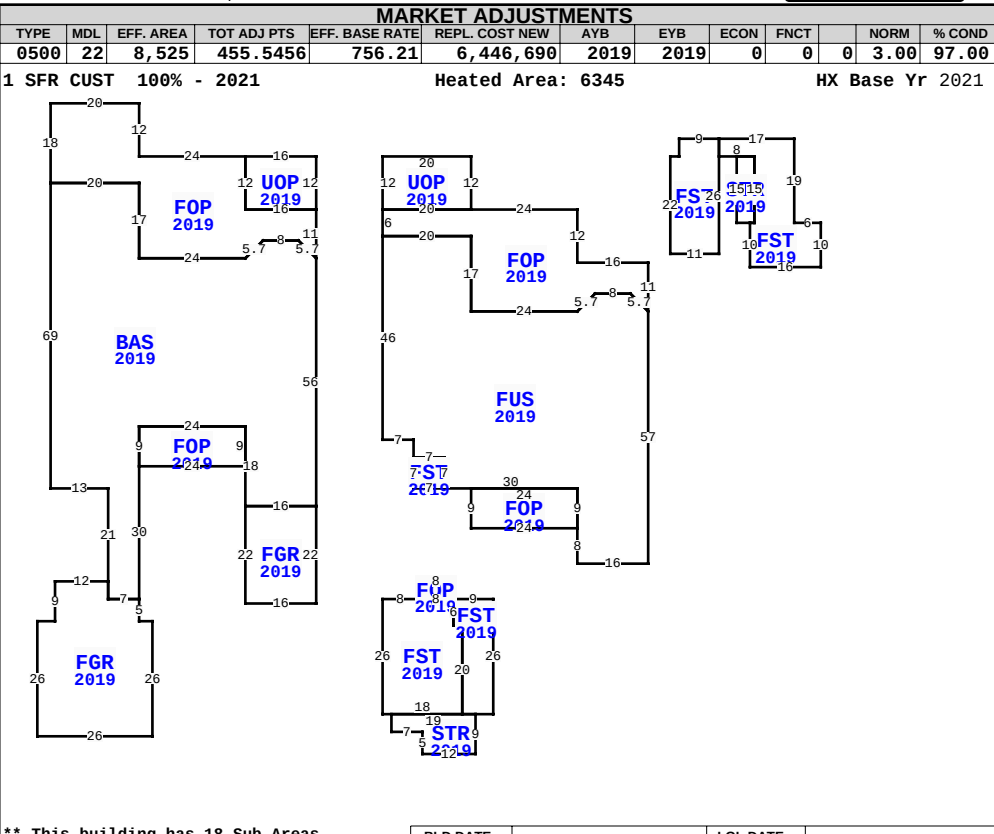
Quality	05 Quality Level 05
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DOR CODE	0100 SINGLE FAMILY
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MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,411	100	2019	3,411	502,049
FGR	352	55	2019	194	142,304
FGR	819	55	2019	450	330,086
FOP	32	30	2019	10	7,335
FOP	216	30	2019	65	47,679
FOP	216	30	2019	65	47,679
FOP	800	30	2019	240	176,045
FOP	1,040	30	2019	312	228,860
FST	49	55	2019	27	19,805
FST	194	55	2019	107	78,487
TOTALS	11,788			8,525	253,289



** This building has 18 Sub-Areas

8358 SANCTUARY LN, FERNANDINA BEACH

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

EXTRA FEATURES															NOTES	
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
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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500
3	0416	DUNEWALKS	0	100	0	0	1,018.00	SF	22.50	22.50	100	2019	2019	3	78	17,866
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	82	8,200
9	1075	TRELLIS G	0	100	5	7	35.00	SF	70.00	70.00	100	2019	2019	3	84	2,058
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 103,333									
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	4,000,000.00	4,000,000.00	4,000,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		6,253,289	
TOTAL MARKET OB/XF VALUE		103,333	
TOTAL LAND VALUE - MARKET		4,000,000	
TOTAL MARKET VALUE		10,356,622	
SOH/AGL Deduction		3,656,407	
ASSESSED VALUE		6,700,215	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		6,648,804	
TOTAL JUST VALUE		10,356,622	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		8,686,647	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19122290	CO ISSUED	0	11/26/2019
B1810290	SWIM POOL	55,334	10/11/2018
B1802680	NEW CONSTR	918,197	03/14/2018
B1801754	DEMOLITION	15,000	02/20/2018
B1711182	DEMOLITION	36,960	12/15/2017
7136	NEW CONSTR	251,000	04/02/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1501/1134	5/29/2007	WD	Q	I	06

GRANTOR: SCHUCHERT KARALYN					
GRANTEE: WAITE STEVEN B & EL					
1501/1133	5/29/2007	WD	Q	I	06
GRANTOR: SCHUCHERT JOSEPH					
GRANTEE: WAITE STEVEN B & EL					

BUILDING NOTES					

BUILDING DIMENSIONS					
UOP=[YR=2019] W16 FOP=[YR=2019] W24N12W20 S18 BAS=[YR=2019] S69 E13 S21 FGR=[YR=2019] W12 S9W4 S26 E26 N26 W3 N5 W7N4\$ S4E7 N30 FOP=[YR=2019] E24 N9 W24S9\$ N9E24S18 FGR=[YR=2019] S22E16N22W16\$ E16N56 U4 L4 W8 D4 L4 W24N17W20\$ E20 S17E24 U4 R4 E8 D4 R4 N11 W16 N12\$ S12 E16 N12\$ PTR=E15 UOP=[YR=2019] E20S12 FOP=[YR=2019] E24S12 E16S11 FUS=[YR=2019] S57 W16 N8 FOP=[YR=2019] W24N9E24S9\$ N9W30 FST=[YR=2019] W7N7E7S7\$ N7W7N4 W7 N46 E20 S17E24 U4 R4 E8 D4 R4 \$ U4 L4 W8 D4 L4 W24N17W20N6 E20\$ W20N12\$ W15\$ PTR=E80 FST=[YR=2019] E2N4 E9 FST=[YR=2019] E17S19 E6S10W16N10 STR=[YR=2019] W3N15E4S15 W1\$ E1N15W8N4\$ S26W11N22\$ W80\$ PTR=E15 S100 FST=[YR=2019] E8 FOP=[YR=2019]					