

LOT 7
IN OR 2489/1227
ESMT AGREEMENT PT OR 766/1726

BENNETT FRANK O SR & AMELIA C
8334 SANCTUARY LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-0603-0007-0000



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	9,854	416.9553	692.15	6,820,446	2025	2025		0	0	0.00	100.00	VALUATION BY		STANDARD																																					
Roof Structur		08	IRREGULAR 100		1 SFR CUST 100% - 2026										Heated Area: 8514										HX Base Yr 2026																																
Roof Cover		07	CONC TILE 80																						Tax Group: 5										Tax Dist:																						
Roof Cover		13	STAND SEAM 20																						BUILDING MARKET VALUE										6,820,446																						
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE										70,000																						
Interior Floo		12	HARDWOOD 70																						TOTAL LAND VALUE - MARKET										4,000,000																						
Interior Floo		14	CARPET 30																						TOTAL MARKET VALUE										10,890,446																						
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction										500,000																						
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										10,390,446																																
Bedrooms		6	100												TOTAL EXEMPTION VALUE										HX HB 51,411																																
Bathrooms		8.5	100												BASE TAXABLE VALUE										10,339,035																																
Frame		03	MASONRY 100												TOTAL JUST VALUE										10,890,446																																
Stories		3.	3. 100												NCON VALUE										6,890,446																																
															INCOME VALUE																																										
															PREVIOUS YEAR MKT VALUE										3,500,000																																
Quality		05	Quality Level 05												PERMIT NUM										DESCRIPTION										AMT										ISSUED												
DOR CODE		0100	SINGLE FAMILY												C0250008813																														08/07/2025												
MAP NUM			MKT AREA		10										B220014475										N RES 502										1,389,698										06/09/2025												
NEIGHBORHOOD/LOC		10005.00													230000034										716SF 855???										186,196										01/04/2023												
		AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											22014475										NEW CONSTR										1,389,698										09/22/2022									
		BAL	48	15	2026	7	4,845											22009813										DEMOLITION										73,000										06/27/2022									
		BAS	3,637	100	2026	3,637	517,350											E16321										ELEC OTHER										4,000										12/01/2005									
		FGR	1,080	55	2026	594	411,137																																																		
		FOP	240	30	2026	72	49,835																																																		
		FOP	240	30	2026	72	49,835																																																		
		FOP	250	30	2026	75	51,911																																																		
		FOP	825	30	2026	248	171,653																																																		
		FOP	825	30	2026	248	171,653																																																		
		FST	36	55	2026	20	13,843																																																		
		FUS	598	100	2026	598	413,906																																																		
TOTALS		12,098				9,854	6,820,446																																																		
EXTRA FEATURES		8334 SANCTUARY LN, FERNANDINA BEACH										BLD DATE										LGL DATE										05/08/2025										MLU															
		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	0860	POOL/SPA	0	100	0	0	1.00	UT	70,000.00	100	2026	2025	06	100	70,000																																								