

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

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

2026

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	410.1346	680.82	5,974,876	1997	1997	0	0	0	14.00	86.00	VALUATION BY																																				
Roof Structur	08	IRREGULAR 100								1 SFR CUST 100% - 2015										Heated Area: 6880										HX Base Yr 2015										Tax Group: 5										Tax Dist:									
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										5,138,393																													
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										50,781																													
Interior Floo	11	CLAY TILE 50																		TOTAL LAND VALUE - MARKET										4,000,000																													
Interior Floo	14	CARPET 50																		TOTAL MARKET VALUE										9,189,174																													
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										5,045,660																													
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										4,143,514																													
Bedrooms		5 100																		TOTAL EXEMPTION VALUE										HX HB 51,411																													
Bathrooms		6.5 100																		BASE TAXABLE VALUE										4,092,103																													
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										9,189,174																													
Stories	3.	3. 100																		NCON VALUE										0																													
Units		0 100																		INCOME VALUE																																							
										PREVIOUS YEAR MKT VALUE										7,884,092																																							