

**SANBORN MARGARET F**  
828 SANBORN LANE  
FERNANDINA BEACH, FL 32034

**00-00-30-0740-0059-0050**

BUILDING CHARACTERISTICS

ELEMENTCD

05AVERAGE 100

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 80

08SHT VINYL 20

03CENTRAL 100

04AIR DUCTED 100

3 100  
3 100

02WOOD FRAME 100

2. 2. 100  
0 100

05DIST 1A 100

00NONE 100

03Quality Level 03

0100SINGLE FAMILY

MKT AREA02

NEIGHBORHOOD/LOC2021.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,02010019931,02097,529

FOP272301993827,840

FUS486100199348646,470

UGR97645199343941,975

UST144451993656,215

TOTALS2,8982,092200,030

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

21242WD DECK A01003312396.00SF10.0010.0010020002000320792

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSEUNIT TYPEDTDPPTH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RSF-20.000.001.06AC1.001.001.00400,000.00400,000.00424,000

REVIEW DATE01/01/2023BY CDTotal Acres: 1.06Total Land Value: 424,000Market: 0Agricultural: 0Common: 424,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,092106.8200112.16234,6391989199500014.7585.25

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE200,030

TOTAL MARKET OB/XF VALUE792

TOTAL LAND VALUE - MARKET424,000

TOTAL MARKET VALUE624,822

SOH/AGL Deduction476,765

ASSESSED VALUE148,057

TOTAL EXEMPTION VALUEHX HB WX56,411

BASE TAXABLE VALUE91,646

TOTAL JUST VALUE624,822

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE528,565

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDSALE PRICE

0560/019112/30/1988WDQI01100

GRANTOR: HYERS MCCAGER

GRANTEE: SANBORN GEORGE

0377/03831/17/1983WDUI100

GRANTOR: SANBORN GEORGE P & MA

GRANTEE: HYERS MCCAGER BRUCE

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W22 UST=[YR=1993] W18 BAS=[YR=1993] W34 S30  
FOP=[YR=1993] S8 E34 N8 W34 \$ E34 N30 \$ S8 E18 N8 \$ S8 W18  
S20 E40 N28 \$ PTR= E15 FUS=[YR=1993] E27 S18 W27 N18 \$ W15 \$ .