

BLOCK 2 LOT 12
GROVE PARK REPLAT PB 4/81

LANE HOLLY
1314 N SNAPPER LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-0270-0002-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	177,045
FEP	144	80	115	15,059
FGR	399	55	219	28,678
FOP	130	30	39	5,107
FST	147	55	81	10,607

TOTALS	2,172		1,806	236,496
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	25	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	25	0	0	1,199.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	25	0	0	144.00	SF	6.50	6.50	
4	0825	BRICK	0	25	0	0	180.00	SF	6.25	6.25	
5	0940	SHEDS/PORT	0	25	16	16	256.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	25		RS-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	1,806	134.0700	159.21	287,533	1980	1980	0	0	0 17.75	82.25
1 SNGL FAM - 25% - 2023											
Heated Area: 1352											
HX Base Yr 2023											

647 GROVE PARK CIR, FERNANDINA BEACH					BLD DATE					LGL DATE	
					XF DATE					LAND DATE	
					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715		
1,199.00	SF	4.00	4.00	100	1980	1980	3	35	1,679		
144.00	SF	6.50	6.50	100	1994	1994	3	70	655		
180.00	SF	6.25	6.25	100	1994	1994	3	91	1,024		
256.00	SF	30.00	30.00	100	2002	2002	3	21	1,613		

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		236,496	
TOTAL MARKET OB/XF VALUE		6,686	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		343,182	
SOH/AGL Deduction		0	
ASSESSED VALUE		343,182	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		293,182	
TOTAL JUST VALUE		343,182	
NCON VALUE		182,379	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		250,260	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2652/334	7/05/2023	TD	Q	I	01	435,000	
GRANTOR: LOMBARD MARK R SUCCES							
GRANTEE: LANE HOLLY							
2067/0985	8/08/2016	QC	U	I	11	100	
GRANTOR: LOMBARD RAYMOND R							
GRANTEE: LOMBARD FAMILY REV0							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W25 FEP=[YR=2009] N9 W16 S9 E16\$ W27 FST=[YR=1993] W21 S7 FGR=[YR=1993] S19 E21 FOP=[YR=1993] S5 E26 N5 W26 \$ N19 W21\$ E21 N7\$ S26 E52 N26\$.											