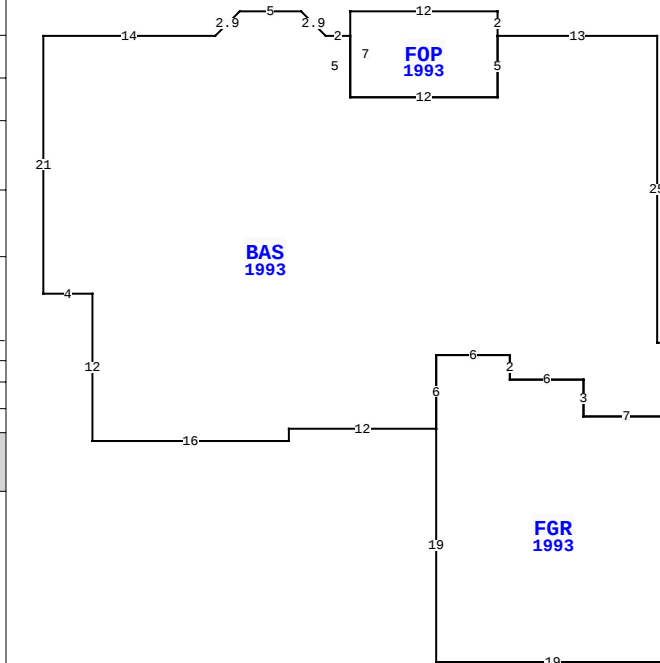


VOS ALMERN V & TERESA D
1406 S SNAPPER LN
FERNANDINA BEACH, FL 32034

00-00-30-0411-0017-0000

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		05	AVERAGE 100							0900	01	1,726	125.3500	148.85	256,915	1989	1995	0	0	13.25	86.75	VALUATION BY		STANDARD															
Roof Structure		03	GABLE/HIP 100							1 SNGL FAM - 100% - 1999										Heated Area: 1466										Tax Group: 8		Tax Dist:							
Roof Cover		12	MODULAR MT 100																	BUILDING MARKET VALUE										222,874									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										15,321									
Interior Floor		14	CARPET 80																	TOTAL LAND VALUE - MARKET										115,000									
Interior Floor		08	SHT VINYL 20																	TOTAL MARKET VALUE										353,195									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction										204,782									
Heating Type		04	AIR DUCTED 100							ASSESSED VALUE										148,413																			
Bedrooms			3 100							TOTAL EXEMPTION VALUE										HX HB		50,000																	
Bathrooms			2 100							BASE TAXABLE VALUE										98,413																			
Frame		02	WOOD FRAME 100							TOTAL JUST VALUE										353,195																			
Stories		1.	1. 100							NCON VALUE										0																			
Units		0	0 100							INCOME VALUE																													
Occupancy		00	NONE 100							PREVIOUS YEAR MKT VALUE										362,649																			
Quality		06	Quality Level 06																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA				02																																
NEIGHBORHOOD/LOC		2008.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,466	100	1,466	189,301																																			
FGR	428	55	235	30,345																																			
FOP	84	30	25	3,228																																			
TOTALS		1,978		1,726	222,874																																		
EXTRA FEATURES										1406 SOUTH SNAPPER LN, FERNANDINA BEACH										BLD DATE				LGL DATE															
																				XF DATE				LAND DATE															
																				INC DATE				AG DATE															
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	0811	CONCRETE B	0 100	0	0	940.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,908																								
2	0861	POOL GUNIT	0 100	0	0	346.00	SF	85.00	85.00	100	1992	1992	3	20	5,882																								
3	1242	WD DECK A	0 100	0	0	769.00	SF	10.00	10.00	100	1992	1992	3	20	1,538																								
4	0845	KOOL DECK	0 100	0	0	480.00	SF	7.25	7.25	100	1992	1992	3	66	2,297																								
5	0811	CONCRETE B	0 100	0	0	648.00	SF	5.20	5.20	100	2000	2000	3	80	2,696																								
LAND DESCRIPTION										TOTAL OB/XF 15,321																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000100	C	SFR	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000																						
REVIEW DATE 01/30/2018 BY DJX Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																																							