

LOT 26
IN OR 749 PG 950
OAK CREST #2 PB 5/204

KAMINSKI JAMES T & PATRICIA P
1311 N SNAPPER LANE
FERNANDINA BEACH, FL 32034-4481

2023

00-00-30-0411-0026-0000



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	PAGE 1 of 1 8													
Exterior Wall	05	AVERAGE 100	0900	01	2,116	119.4620	141.86	300,176	1989	1995	0	0	0	13.25	86.75	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2010													Heated Area: 1689												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2010												
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 80																										
Interior Floo	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																										
Occupancy	00	NONE 100																										
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	1,689	100	1,689	207,855																								
FGR	462	55	254	31,258																								
FOP	256	30	77	9,476																								
FSP	240	40	96	11,814																								
TOTALS			2,647	2,116	260,403																							
EXTRA FEATURES			1311 NORTH SNAPPER LN, FERNANDINA BEACH																									
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380												
2	0811	CONCRETE B	0	100	48	16	768.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,376												
3	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	1989	1989	3	59.5	313												
TOTAL OB/XF 5,069																												
LAND DESCRIPTION			TOTAL OB/XF 5,069																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																												