

LOT 28
IN OR 2147/357
OAK CREST #2 PB 5/204

DEVITO DANIEL L/E/
1315 NORTH SNAPPER LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-0411-0028-0000



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														
Exterior Wall	05	AVERAGE 80	0900	01	1,745	124.4300	147.76	257,841	1989	1995	0	0	0	13.30	86.70	VALUATION BY STANDARD													
Exterior Wall	12	CEDAR 20	1 SNGL FAM - 100% - 2015													Heated Area: 1505													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2015													
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																											
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	1,505	100	1,505	192,803																									
FGR	384	55	211	27,030																									
FOP	16	30	5	641																									
FOP	40	30	12	1,537																									
PTO	105	5	5	641																									
PTO	144	5	7	896																									
TOTALS			2,194	1,745	223,548																								
EXTRA FEATURES			1315 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	0812	CONCRETE C	0	100	0	0	1,300.00	SF	4.00	4.00	100	1989	1989	3	59.5	3,094													
3	0810	CONCRETE A	0	100	0	0	404.00	SF	6.50	6.50	100	1993	1993	3	68	1,786													
LAND DESCRIPTION			TOTAL OB/XF													7,260													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																													