

PT OF LOT 4
IN OR 1644/427
EX ESMT IN OR 943/286

SNYDER EDWARD S & LIZBETH A
4945 LEESHORE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0760-0004-0160



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		14	WD SHINGLE 100		0900	01	5,737	120.6120	143.23	821,711	2005	2005	0	0	0	8.50	91.50	8											
Roof Structur		08	IRREGULAR 100		2 SNGL FAM - 100% - 2011										Heated Area: 4521														
Roof Cover		03	COMP SHNGL 100												HX Base Yr 2011														
Interior Wall		05	DRYWALL 100																										
Interior Floo		09	PINE WOOD 70																										
Interior Floo		11	CLAY TILE 30																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			4 100																										
Bathrooms			4 100																										
Frame		02	WOOD FRAME 100																										
Stories		2.	2. 100																										
Units		00	0 100																										
Occupancy		00	NONE 100																										
Quality		06	Quality Level 06																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA				03																						
NEIGHBORHOOD/LOC		3027.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAL	100	15	15	1,965																									
BAS	2,562	100	2,562	335,764																									
DCK	24	10	2	262																									
FDU	258	65	168	22,018																									
FGR	1,094	55	602	78,895																									
FOP	30	30	9	1,179																									
FOP	64	30	19	2,490																									
FOP	718	30	215	28,177																									
FSP	448	40	179	23,459																									
FUS	792	100	792	103,796																									
TOTALS	7,293		5,737	751,866																									
EXTRA FEATURES					4945 LEESHORE LN, FERNANDINA BEACH																								
					** This building has 12 Sub-Areas																								
					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												
3	0300	BOAT DCK W	0	100	0	0	2,257.00	SF	40.00	40.00	100	2003	2003	3	36	32,501													
4	0350	CARPORT WD	0	100	0	0	688.00	SF	9.88	9.88	100	2003	2003	3	22	1,495													
5	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2003	2003	3	22	330													
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	90	1,800													
7	0317	DCK PLNG W	0	100	0	0	8.00	UT	1,000.00	1,000.00	100	2005	2005	3	27	2,160													
8	0810	CONCRETE A	0	100	0	0	163.00	SF	6.50	6.50	100	2007	2007	3	89	943													
9	1076	TRELLIS A	0	100	18	4	72.00	SF	7.50	7.50	100	2007	2007	3	52	281													
10	0803	ASPHALT C	0	100	0	0	5,165.00	SF	2.00	2.00	100	2007	2007	3	62	6,405													
11	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2007	2007	3	35	315													
12	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2007	2007	3	52	2,704													
LAND DESCRIPTION					TOTAL OB/XF										48,934														
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	000130	C	SFR WATER	100	0006	RS-1	107.00	390.00	107.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	802,500												