

LOT 355
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

PARKER JEROME A & DEBORAH A
95030 SNIPE COURT
FERNANDINA BEACH, FL 32034

2023

27-2N-28-006C-0355-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD											
Exterior Wall	16	WD FR STUC 100	0500	01	3,710	105.1200	149.80	555,758	2022	2022	0	0	0.00	100.00	BUILDING MARKET VALUE			555,758											
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2023												Heated Area: 3139				HX Base Yr 2023										
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 60																											
Interior Floo	14	CARPET 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		3 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
Quality	03	Quality Level 03																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA	04																										
NEIGHBORHOOD/LOC	4042.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	3,139	100	3,139	470,222																									
FGR	252	55	139	20,822																									
FGR	460	55	253	37,899																									
FOP	28	30	8	1,198																									
FOP	571	30	171	25,616																									
TOTALS	4,450		3,710	555,758																									
EXTRA FEATURES					95030 SNIPE CT, 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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000														
2	0855	CONC PAVER	0 100	0	0	1,343.00	SF	10.00	10.00	100	2022	2022	3	100	13,430														
3	0911	SCRN RM A	0 100	0	0	1,050.00	SF	17.50	17.50	100	2022	2022	3	100	18,375														
4	0861	POOL GUNIT	0 100	0	0	339.00	SF	85.00	85.00	100	2022	2022	3	100	28,815														
5	0855	CONC PAVER	0 100	0	0	711.00	SF	10.00	10.00	100	2022	2022	3	100	7,110														
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000														
TOTAL OB/XF																71,730													
LAND DESCRIPTION																													
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000												
REVIEW DATE 10/24/2022 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																													