

LOT 356
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

BEAUCHAMP JOYCE ARLENE
95040 SNIPE COURT
FERNANDINA BEACH, FL 32034

2023

27-2N-28-006C-0356-0000



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	16	WD FR STUC 100	0500	01	3,105	112.0560	159.68	495,806	2022	2022	0	0	0.00	100.00	VALUATION SUMMARY																							
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2023												Heated Area: 2571												HX Base Yr 2023											
Roof Cover	03	COMP SHNGL 100																																				
Interior Wall	05	DRYWALL 100																																				
Interior Floo	11	CLAY TILE 80																																				
Interior Floo	13	LVT/LAMMT 20																																				
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	2,571	100	2,571	410,537																																		
FGR	594	55	327	52,215																																		
FOP	37	30	11	1,756																																		
FSP	490	40	196	31,297																																		
TOTALS		3,692	3,105	495,806																																		
EXTRA FEATURES					95040 SNIPE CT, 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	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	968.00	SF	10.00	10.00	100	2022	2022	3	100	9,680																							
3	0462	ST/AL FNC	0 100	0	0	360.00	SF	10.00	10.00	100	2022	2022	3	100	3,600																							
TOTAL OB/XF 15,280																																						
LAND DESCRIPTION		TOTAL OB/XF 15,280																																				
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	000135	C	SFR CNSVTN	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																																						