

LOT 357  
AMELIA NATIONAL PHASE ONE-C  
SEGMENTS ONE & TWO OR 2440/1467

VOLLMAN SHARON ANN & TIMOTHY L  
95050 SNIPE COURT  
FERNANDINA BEACH, FL 32034

2023

27-2N-28-006C-0357-0000



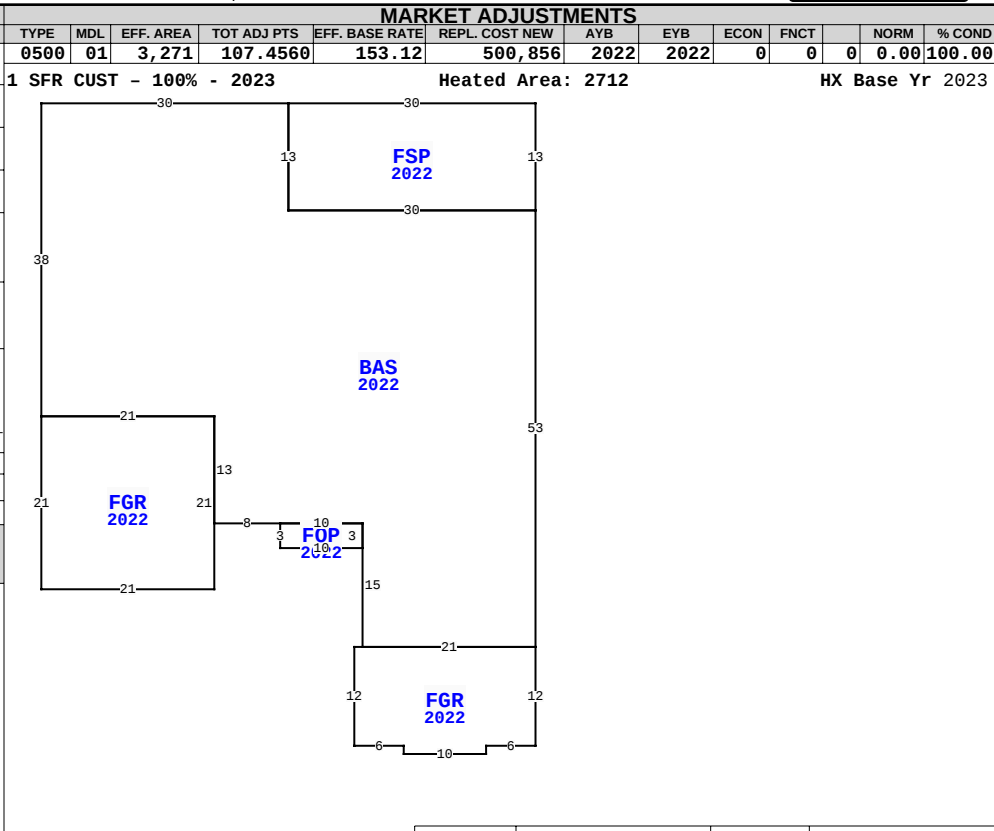
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| 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                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 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       | 2,712            | 100         | 2,712        | 415,261              |
| FGR       | 274              | 55          | 151          | 23,121               |
| FGR       | 441              | 55          | 243          | 37,208               |
| FOP       | 30               | 30          | 9            | 1,378                |
| FSP       | 390              | 40          | 156          | 23,887               |
| TOTALS    | 3,847            |             | 3,271        | 500,856              |

| EXTRA FEATURES |            |             |         |   |   |          |    |          |                |           |         |
|----------------|------------|-------------|---------|---|---|----------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0504       | FP-ELECTRI  | 0 100   | 0 | 0 | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2022    |
| 2              | 0812       | CONCRETE C  | 0 100   | 0 | 0 | 1,760.00 | SF | 4.00     | 4.00           | 100       | 2022    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000135   | C   | SFR CNSVTN           | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     |



|                                  |          |  |           |            |     |
|----------------------------------|----------|--|-----------|------------|-----|
| 95050 SNIPE CT, FERNANDINA BEACH | BLD DATE |  | LGL DATE  | 06/12/2023 | MLU |
|                                  | XF DATE  |  | LAND DATE |            |     |
|                                  | INC DATE |  | AG DATE   |            |     |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 9,040       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 4              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 500,856     |        |
| TOTAL MARKET OB/XF VALUE  |  | 9,040       |        |
| TOTAL LAND VALUE - MARKET |  | 115,000     |        |
| TOTAL MARKET VALUE        |  | 624,896     |        |
| SOH/AGL Deduction         |  | 137,352     |        |
| ASSESSED VALUE            |  | 487,544     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 437,544     |        |
| TOTAL JUST VALUE          |  | 624,896     |        |
| NCON VALUE                |  | 509,896     |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 80,000      |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22018513   | CO ISSUED   | 0       | 12/16/2022 |
| 22002110   | NEW CONSTR  | 462,505 | 02/07/2022 |

| SALES DATA                     |            |           |       |       |            |
|--------------------------------|------------|-----------|-------|-------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD     |
| 2610/0122                      | 12/21/2022 | SW        | Q     | I     | 01         |
| GRANTOR: FF FLORIDA RESIDENTIA |            |           |       |       | SALE PRICE |
| GRANTEE: VOLLMAN SHARON ANN    |            |           |       |       | 836,200    |
| 2457/1112                      | 4/28/2021  | SW        | U     | V     | 30         |
| GRANTOR: AMELIA NATIONAL ENTER |            |           |       |       | 3,800,000  |
| GRANTEE: FF FLORIDA RESIDENT   |            |           |       |       |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| FSP=[YR=2022] W30 BAS=[YR=2022] W30 S38 FGR=[YR=2022] S21 E21 N21 W21\$ E21 S13 E8 FOP=[YR=2022] S3 E10 N3 W10\$ E10 S15 FGR=[YR=2022] W1 S12 E6 S1 E10 N1 E6 N12 W21\$ E21 N53 W30 N13\$ S13 E30 N13\$. |  |  |  |  |  |  |  |  |  |  |  |