



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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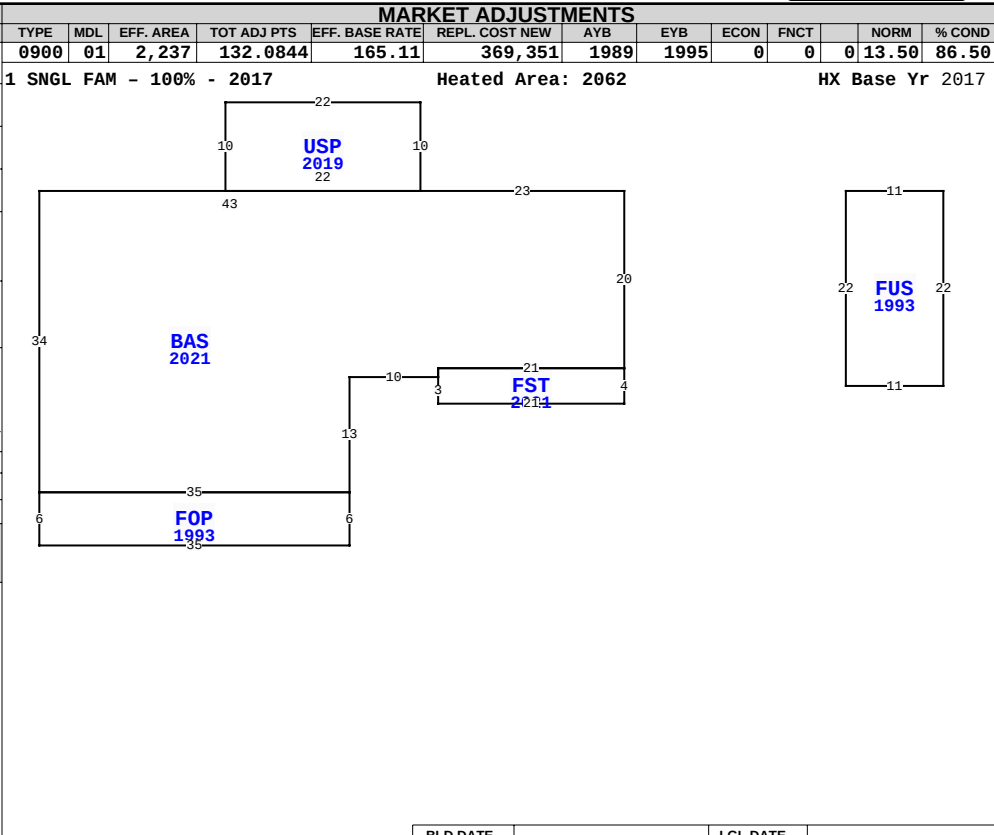
NEIGHBORHOOD/LOC	2008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1,820	259,933
FOP	210	30	63	8,998
FST	84	55	46	6,570
FUS	242	100	242	34,563
USP	220	30	66	9,426

TOTALS	2,576		2,237	319,489
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	61	16	976.00	SF	6.50	6.50
2	0810	CONCRETE A	0 100	15	3	45.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	RG-1	0.00	0.00	1.00



1403 SOUTH SNAPPER LN, FERNANDINA BEACH	BLD DATE	LGL DATE	04/03/2024	MLU
	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	0810	CONCRETE A	0 100	61	16	976.00	SF	6.50	6.50	100	1989	1989	3	57	3,616	
2	0810	CONCRETE A	0 100	15	3	45.00	SF	6.50	6.50	100	1989	1989	3	57	167	

TOTAL OB/XF										3,783						
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
1	000100	C	SFR	100	0006	RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		8
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 8										Tax Dist:		
BUILDING MARKET VALUE										319,489		
TOTAL MARKET OB/XF VALUE										3,783		
TOTAL LAND VALUE - MARKET										150,000		
TOTAL MARKET VALUE										473,272		
SOH/AGL Deduction										36,337		
ASSESSED VALUE										436,935		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										386,935		
TOTAL JUST VALUE										473,272		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										424,209		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909975	SCRNROOM	2,000	09/23/2019
B1632789	WINDOWS	7,100	08/01/2016
B24613	REMODEL	7,200	04/01/2011
5746	NEW CONSTR	2,250	02/28/1989
2932	H/AC	2,400	02/27/1989
5478	NEW CONSTR	51,803	01/27/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2024/0098	1/15/2016	WD	Q	I	01	289,000	
GRANTOR: BOSTON JOHN M II & KE							
GRANTEE: GREEN RALEIGH L & E							
1734/0141	3/29/2011	WD	U	I	11	130,000	
GRANTOR: CITY & POLICE CREDIT							
GRANTEE: BOSTON JOHN M II &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W23 USP=[YR=2019] N10 W22 S10 E22\$ W43 S34 FOP=[YR=1993] S6 E35 N6 W35\$ E35 N13 E10 FST=[YR=2021] S3 E21 N4 W21 S1\$ N1 E21 N20\$ PTR=E25 FUS=[YR=1993] S22 E11 N22 W11\$ W25\$.									