LOT 13
OAK CREST #2 PB 5/204

**RENTMOORE LLC**
305 LIGHTHOUSE LN
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-0411-0013-0000**

## BUILDING CHARACTERISTICS

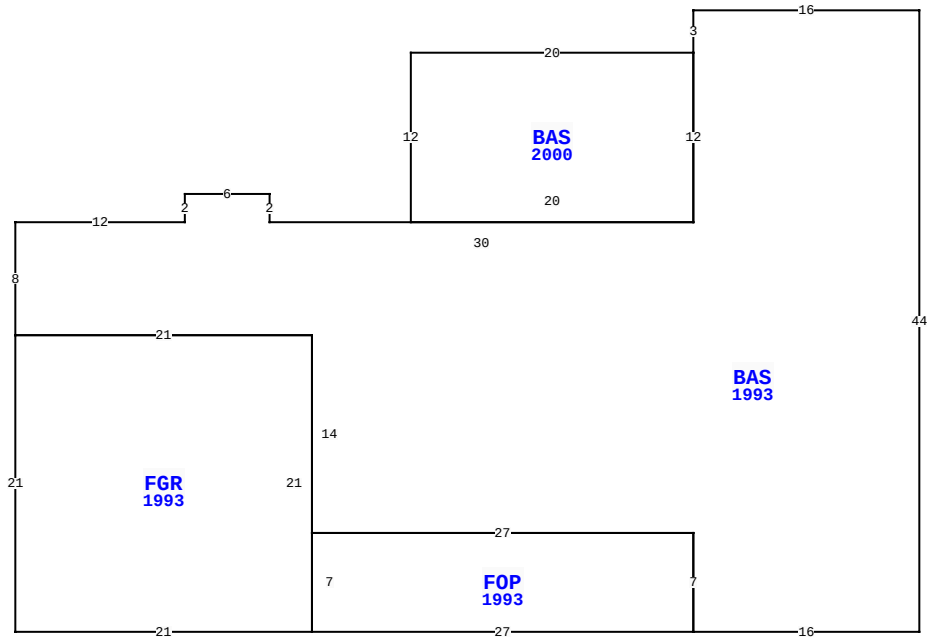
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 2008.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,478 | 100 | 1,478 | 207,662 |
| BAS | 240 | 100 | 240 | 33,720 |
| FGR | 441 | 55 | 243 | 34,142 |
| FOP | 189 | 30 | 57 | 8,009 |
| TOTALS | 2,348 | | 2,018 | 283,533 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,018 | 129.9431 | 162.43 | 327,784 | 1990 | 1995 | 0 | 0 | 0 | 13.50 | 86.50 |

1 SNGL FAM – 0% - 2023 Heated Area: 1718 HX Base Yr




1405 SOUTH SNAPPER LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 283,533 |
| TOTAL MARKET OB/XF VALUE | 5,182 |
| TOTAL LAND VALUE - MARKET | 150,000 |
| TOTAL MARKET VALUE | 438,715 |
| SOH/AGL Deduction | 8,334 |
| ASSESSED VALUE | 430,381 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 430,381 |
| TOTAL JUST VALUE | 438,715 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 391,255 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 6099 | NEW CONSTR | 62,698 | 11/06/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2603/0361 | 11/17/2022 | WD | U | I | 11 | 100 |
| GRANTOR: MOORE JAMES S & TERIN | | | | | | |
| GRANTEE: RENTMOORE LLC | | | | | | |
| 1277/1185 | 12/01/2004 | WD | Q | I | | 220,000 |
| GRANTOR: STEFFENS MARY K | | | | | | |
| GRANTEE: MOORE JAMES S & TER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W16 S3 BAS=[YR=2000] W20 S12 E20 N12 $ S12 W30 N2 W6 S2 W12 S8 FGR=[YR=1993] S21 E21 FOP=[YR=1993] E27 N7 W27 S7 $ N21 W21 $ E21 S14 E27 S7 E16 N44 $ .

## EXTRA FEATURES

| LN | 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 | 0 | 45 | 16 | 720.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 59.5 | 2,785 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 10 | 80.00 | SF | 24.00 | 24.00 | 100 | 1990 | 1990 | 3 | 20 | 384 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 39 | 3 | 117.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 59.5 | 452 | |
| 4 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 211.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 79 | 1,083 | |
| 5 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 93.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 79 | 478 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,182

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | 0 | | RG-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 150,000.00 | 150,000.00 | 150,000 | | | | | | | |

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS