

LOT 17
IN OR 1297/1613
OAK CREST #2 PB 5/204

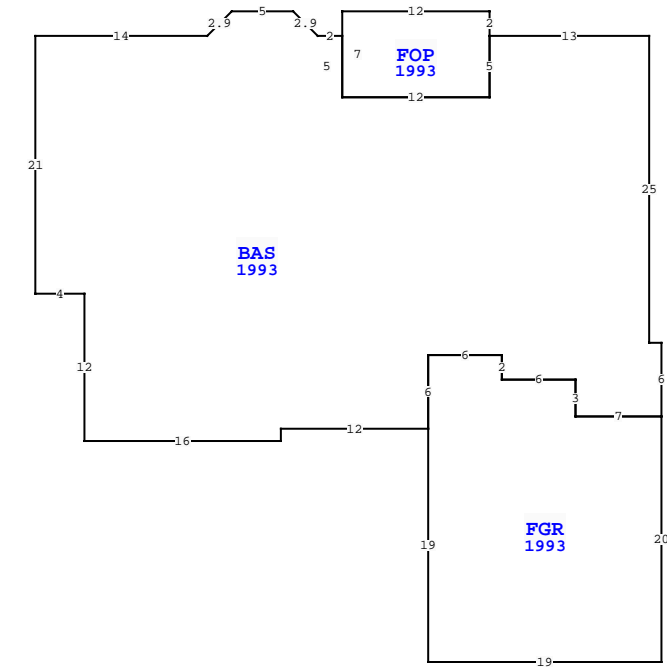
VOS ALMERN V & TERESA D
1406 S SNAPPER LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-0411-0017-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
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
BAS	1,466	100	1,466
FGR	428	55	235
FOP	84	30	25
TOTALS	1,978		1,726

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,726	125.3500	156.69	270,447	1989	1995		0	0	13.75	86.25
1 SNGL FAM - 100% - 1999 Heated Area: 1466 HX Base Yr 1999												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			233,261
TOTAL MARKET OB/XF VALUE			15,095
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			398,356
SOH/AGL Deduction			245,491
ASSESSED VALUE			152,865
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			102,865
TOTAL JUST VALUE			398,356
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			353,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7804	SWIM POOL	10,000	01/27/1992
6034	NEW CONSTR	77,550	10/05/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/542	6/27/2023	QC	U	I	11	100
GRANTOR: VOS ALMERN L						
GRANTEE: VOS ALMERN V & TERE						
1297/1613	2/25/2005	QC	U	I	01	100
GRANTOR: VOS THERESA M						
GRANTEE: VOS ALMERN L						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	1989	1989
2	0861	POOL GUNIT	0	100	0	0	SF	85.00	85.00	100	1992	1992
3	1242	WD DECK A	0	100	0	0	SF	10.00	10.00	100	1992	1992
4	0845	KOOL DECK	0	100	0	0	SF	7.25	7.25	100	1992	1992
5	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	2000	2000

TOTAL OB/XF												
15,095												

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
1	000100	C	SFR	100		RG-1	0.00	0.00	1.00	LT		1.00