

LOT 22 IN OR 586/1219
OAK CREST #2 PB5/204

BOURASSA FILLIMENA A
1318 N SNAPPER LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-0411-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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		

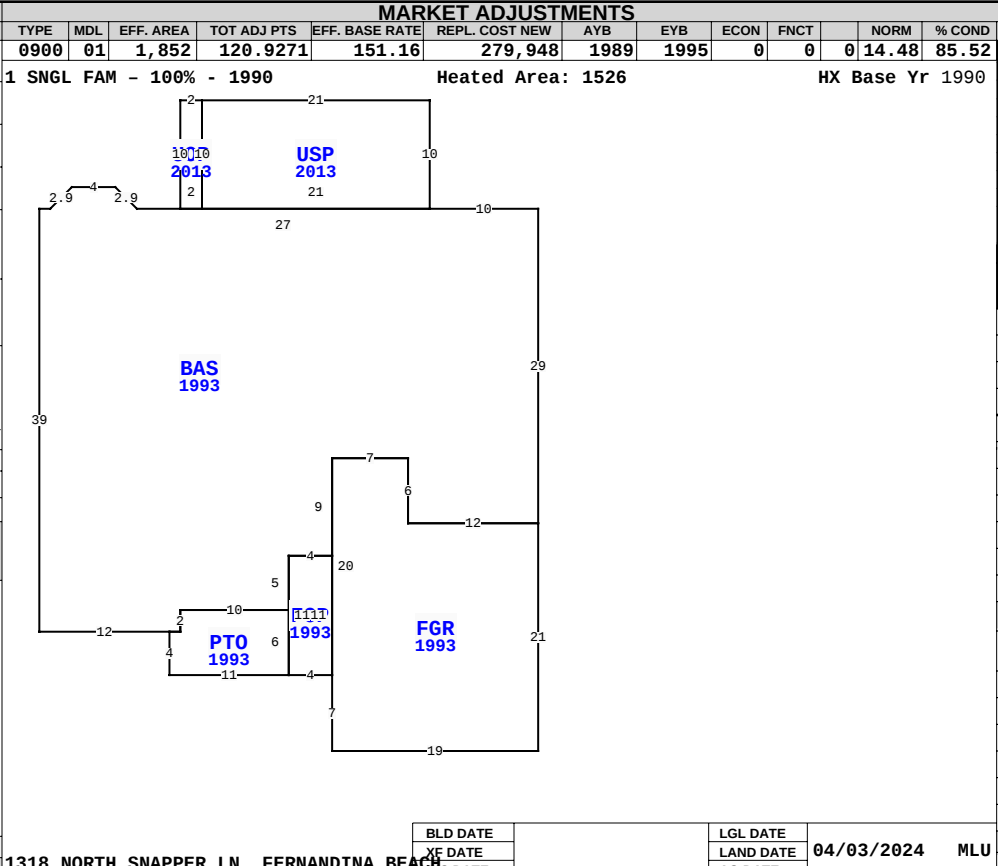
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,526	100	1,526	197,269
FGR	441	55	243	31,413
FOP	44	30	13	1,680
PTO	64	5	3	387
UOP	20	20	4	517
USP	210	30	63	8,144

TOTALS	2,305		1,852	239,412
EXTRA FEATURES				

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0811	CONCRETE B	0	100	0	0			
2	0500	FP-PRE FAB	0	100	0	0			
3	0940	SHEDS/PORT	0	100	8	10			

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

REVIEW DATE 01/31/2024 BY KBA



1318 NORTH SNAPPER LN, FERNANDINA BEACH					BLD DATE		LGL DATE	
					XF DATE		LAND DATE	04/03/2024
					INC DATE		AG DATE	MLU

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1				
VALUATION SUMMARY										STANDARD				
VALUATION BY										STANDARD				
Tax Group: 8										Tax Dist:				
BUILDING MARKET VALUE										239,412				
TOTAL MARKET OB/XF VALUE										5,096				
TOTAL LAND VALUE - MARKET										150,000				
TOTAL MARKET VALUE										394,508				
SOH/AGL Deduction										270,894				
ASSESSED VALUE										123,614				
TOTAL EXEMPTION VALUE										55,000				
BASE TAXABLE VALUE										68,614				
TOTAL JUST VALUE										394,508				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										349,114				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3210	H/AC	1,900	11/22/1989
6291	NEW CONSTR	1,600	11/07/1989
3670	NEW CONSTR	1,500	10/09/1989
6042	NEW CONSTR	78,515	10/06/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0586/1219	12/27/1989	WD	Q	I		84,800	
GRANTOR: SEAWARD HOMES INC							
GRANTEE: BOURASSA FILLIMENA							
0586/1218	12/27/1989	WD	Q	V		19,000	
GRANTOR: MIDLAND PROPERTIES							
GRANTEE: SEAWARD HOMES INC							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
BAS=[YR=1993] W10 USP=[YR=2013] N10 W21 UOP=[YR=2013] W2 S10 E2 N10\$ S10 E21 \$ W27 U2 L2 W4 D2 L2 W1 S39 E12
PTO=[YR=1993] S4 E11 FOP=[YR=1993] E4 FGR=[YR=1993] S7 E19 N21 W12 N6 W7 S20 \$ N11 W4 S11 \$ N6 W10 S2 W1 \$ E1 N2 E10 N5 E4 N9 E7 S6 E12 N29 \$.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

PRINTED 08/06/2024 BY SYS