LOT 23
IN OR 858/1646
OAK CREST #2 PB 5/204

LENTJES CURTIS E & LINDA SUE
1316 N SNAPPER LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-0411-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

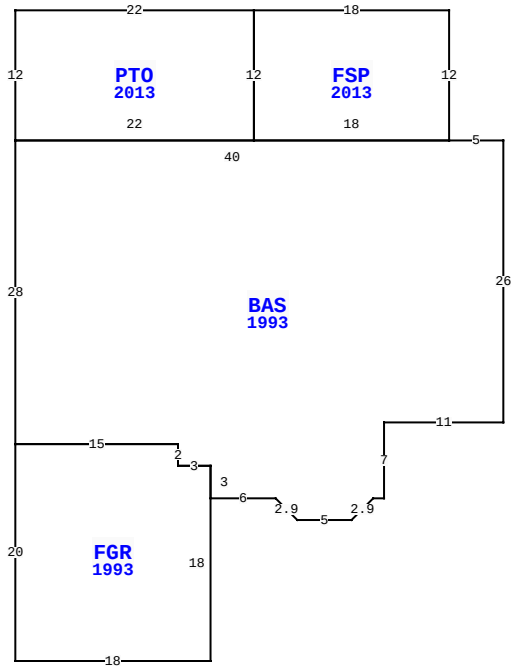
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,338	100	1,338	199,831
FGR	354	55	195	29,123
FSP	216	40	86	12,844
PTO	264	5	13	1,941
TOTALS	2,172		1,632	243,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,632	138.5313	173.16	282,597	1990	1995	0	0	0	13.75	86.25

1 SNGL FAM – 100% - 1999 Heated Area: 1338 HX Base Yr 1999



1316 NORTH SNAPPER LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		243,740
TOTAL MARKET OB/XF VALUE		7,706
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		401,446
SOH/AGL Deduction		277,692
ASSESSED VALUE		123,754
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,754
TOTAL JUST VALUE		401,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6164	NEW CONSTR	50,236	12/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0858/1646	12/11/1998	WD	U	I		113,500
GRANTOR: SALVATI PAUL P						
GRANTEE: LENTJES CURTIS & LI						
0842/1314	7/28/1998	WD	Q	I		84,000
GRANTOR: ROTUNDA VALERIE B						
GRANTEE: SALVATI PAUL P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 FSP=[YR=2013] N12 W18 PTO=[YR=2013] W22 S12 E22 N12$ S12 E18$ W40 S28 FGR=[YR=1993] S20E18 N18 W3 N2 W15 $ E15 S2 E3 S3 E6 D2 R2 E5 U2 R2 E1 N7 E11 N26 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0810	CONCRETE A	0	100	0	0	1,084.00	SF	6.50	6.50	100	1990	1990	3	59.5	4,192	
3	0810	CONCRETE A	0	100	0	0	169.00	SF	6.50	6.50	100	1990	1990	3	59.5	654	
4	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1995	1995	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 7,706

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	100		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