LOT 25
OAK CREST #2 PB5/204

TOMASINI RUSSEL & BRENDA
1312 NORTH SNAPPER LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0411-0025-0000

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 100
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

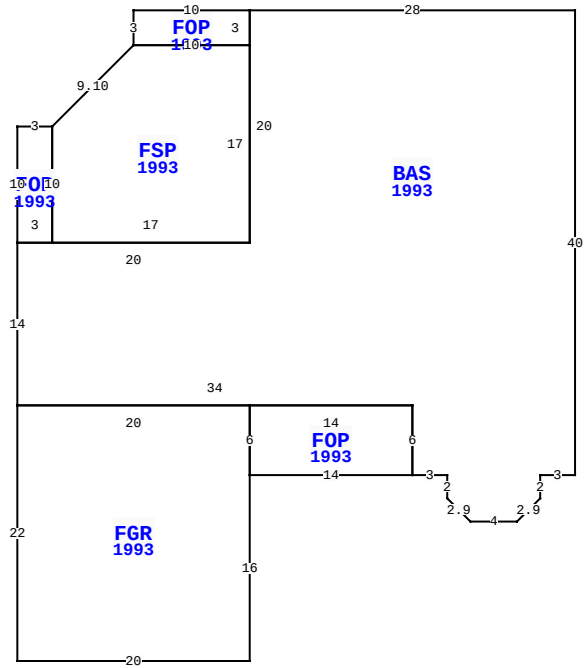
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	232,175
FGR	440	55	242	41,805
FOP	30	30	9	1,554
FOP	30	30	9	1,554
FOP	84	30	25	4,319
FSP	265	40	106	18,311
TOTALS	2,193		1,735	299,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,735	140.3000	175.38	304,284	1989	2019	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 2023 Heated Area: 1344 HX Base Yr



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

1312 NORTH SNAPPER LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	299,720
TOTAL MARKET OB/XF VALUE	5,012
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	454,732
SOH/AGL Deduction	7,717
ASSESSED VALUE	447,015
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	447,015
TOTAL JUST VALUE	454,732
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	406,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0304	ADDITION	5,250	06/01/1993
5752	NEW CONSTR	1,800	03/07/1989
2935	H/AC	2,300	03/07/1989
3388	NEW CONSTR	2,400	02/10/1989
5488	NEW CONSTR	48,440	02/01/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/1762	3/29/2022	WD	Q	I	01	525,000
GRANTOR: BOURQUIN GEORGE THOMA						
GRANTEE: TOMASINI RUSSELL &						
2171/0693	12/12/2017	WD	Q	I	01	295,000
GRANTOR: CARTUS FINANCIAL CORP						
GRANTEE: BOURQUIN GEORGE THO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FOP=[YR=1993] W10 S3 FSP=[YR=1993] L7 D7 FOP=[YR=1993] W3 S10 E3 N10 $ S10 E17 N17 W10 $E10 N3 $ S20 W20 S14 FGR=[YR=1993] S22 E20 N16 FOP=[YR=1993] E14 N6 W14S6 $ N6 W20 $ E34 S6 E3 S2 D2 R2 E4 U2 R2 N2 E3N40 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0811	CONCRETE B	0	0	49	16	784.00	SF	5.20	5.20	100	1989	1989	3	57	2,324	
3	0810	CONCRETE A	0	0	34	3	102.00	SF	6.50	6.50	100	1989	1989	3	57	378	

LAND DESCRIPTION

TOTAL OB/XF 5,012

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