LOT 26
IN OR 749 PG 950
OAK CREST #2 PB 5/204

**KAMINSKI JAMES T & PATRICIA P**
1311 N SNAPPER LANE
FERNANDINA BEACH, FL 32034-4481

**2024**

**00-00-30-0411-0026-0000**

## BUILDING CHARACTERISTICS

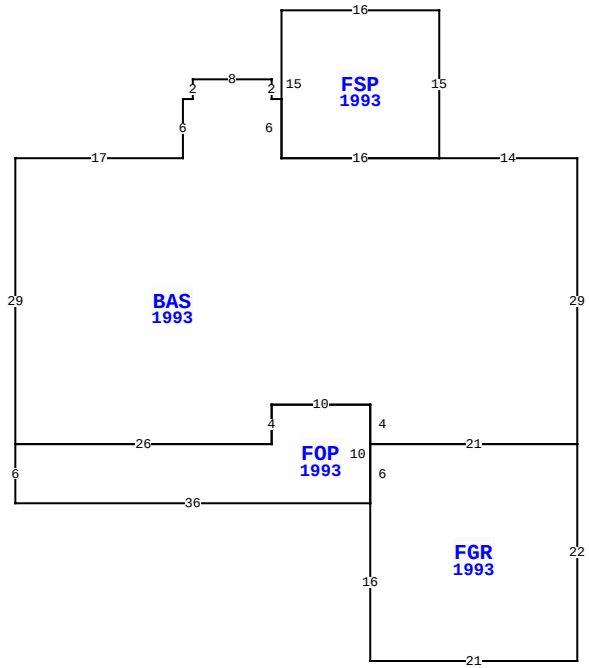
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,689 | 100 | 1,689 | 217,538 |
| FGR | 462 | 55 | 254 | 32,715 |
| FOP | 256 | 30 | 77 | 9,917 |
| FSP | 240 | 40 | 96 | 12,365 |
| TOTALS | 2,647 | | 2,116 | 272,534 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,116 | 119.4620 | 149.33 | 315,982 | 1989 | 1995 | 0 | 0 | 0 | 13.75 | 86.25 |

1 SNGL FAM – 100% - 2010 Heated Area: 1689 HX Base Yr 2010




1311 NORTH 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 | | 272,534 |
| TOTAL MARKET OB/XF VALUE | | 4,886 |
| TOTAL LAND VALUE - MARKET | | 150,000 |
| TOTAL MARKET VALUE | | 427,420 |
| SOH/AGL Deduction | | 258,678 |
| ASSESSED VALUE | | 168,742 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 113,742 |
| TOTAL JUST VALUE | | 427,420 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 380,472 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| V010136 | REMODEL | 0 | 05/01/2001 |
| 5911 | NEW CONSTR | 1,800 | 05/09/1989 |
| 3012 | H/AC | 2,300 | 05/09/1989 |
| 5593 | NEW CONSTR | 56,100 | 03/23/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0749/0950 | 1/24/1996 | WD | Q | I | | 97,000 |
| GRANTOR: RICCIARDI JOHN J & DO | | | | | | |
| GRANTEE: KAMINSKI JAMES T & | | | | | | |
| 0571/0729 | 6/01/1989 | WD | Q | V | | 15,000 |
| GRANTOR: MIDLAND PROPERTIES | | | | | | |
| GRANTEE: RICCIARDI JOHN & D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W14 FSP=[YR=1993] N15 W16 S15 E16 $ W16 N6 W1 N2 W8 S2 W1 S6 W17 S29 FOP=[YR=1993] S6 E36 FGR=[YR=1993] S16 E21 N22 W21 S6 $ N10 W10 S4 W26 $ E26 N4 E10 S4 E21 N29 $ .

## 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 | 1989 | 1989 | 3 | 66 | 2,310 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 48 | 16 | 768.00 | SF | 5.20 | 5.20 | 100 | 1989 | 1989 | 3 | 57 | 2,276 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 27 | 3 | 81.00 | SF | 6.50 | 6.50 | 100 | 1989 | 1989 | 3 | 57 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,886

| 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