

PT OF LOT 4
IN OR 2080/1564
FPU ESMT IN OR 1130/26

SNYDER LIZBETH A TRUST/LIZBETH A SNYDER TRUSTEE
4945 LEESHORE LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-0760-0004-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100

Quality	06	Quality Level 06
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3027.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,170	100	3,170	489,706
DCK	33	10	3	463
DCK	216	10	22	3,399
FOP	118	30	35	5,407
FOP	45	30	14	2,163
FSP	400	40	160	24,717
FUS	1,167	100	1,167	180,280
UOP	36	20	7	1,081
UOP	719	20	144	22,245

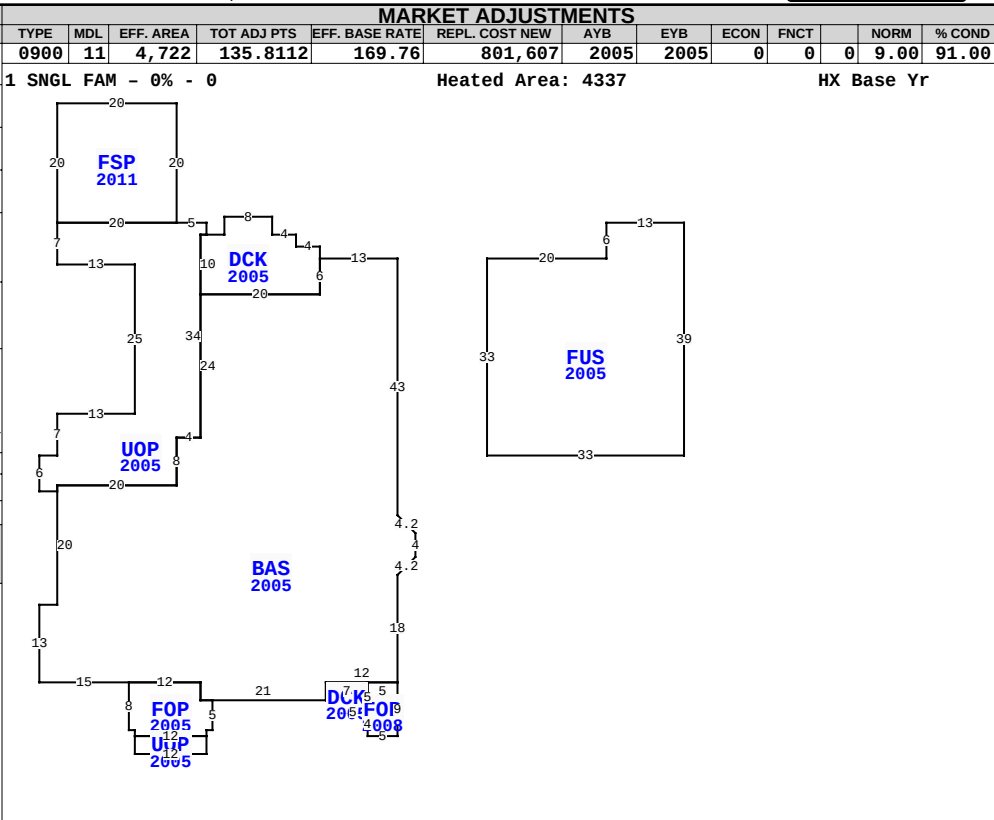
TOTALS	5,904		4,722	729,462
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EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
2	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	31	620	
3	0855	CONC PAVER	0	0	0	0	527.00	SF	10.00	10.00	100	2008	2008	3	89	4,690	
4	0311	WD GANG WY	0	0	0	0	20.00	SF	45.00	45.00	100	2008	2008	3	35	315	
5	0303	FLT DOCK W	0	0	20	12	240.00	SF	26.00	26.00	100	2008	2008	3	52	3,245	
6	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2008	2008	3	35	875	
7	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2008	2008	3	35	525	
8	0317	DCK PLNG W	0	0	0	0	8.00	UT	1,000.00	1,000.00	100	2005	2005	3	24	1,920	
9	0811	CONCRETE B	0	0	0	0	512.00	SF	5.20	5.20	100	2008	2008	3	89	2,370	
10	0810	CONCRETE A	0	0	6	4	24.00	SF	6.50	6.50	100	2005	2005	3	86	134	

LAND DESCRIPTION		
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	0		RSF-1	96.00	390.00	96.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	720,000							



4935 LEESHORE LN, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF			17,879
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	0		RSF-1	96.00	390.00	96.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	720,000							

NASSAU COUNTY PROPERTY										PAGE 1 of 3	8
VALUATION SUMMARY										STANDARD	

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	768,780
TOTAL MARKET OB/XF VALUE	105,325
TOTAL LAND VALUE - MARKET	720,000
TOTAL MARKET VALUE	1,594,105
SOH/AGL Deduction	0
ASSESSED VALUE	1,594,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,594,105
TOTAL JUST VALUE	1,594,105
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,570,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R10890	REPAIR/RRF	1,300	11/01/2007
B20808	GARAGE	25,641	11/01/2007
B14999	ADDITION	11,500	04/01/2005
E0413989	ELEC OTHER	8,000	12/01/2004
B0413590	NEW CONSTR	381,300	09/01/2004
R046637	REPAIR/RRF	8,700	09/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2080/1564	9/19/2016	QC	U	I	11

GRANTOR: LEESHORE LANE LLC						
GRANTEE: SNYDER LIZBETH A TR						
1853/0230	4/15/2013	QC	U	I	11	100
GRANTOR: SNYDER LIZBETH A TRUS						
GRANTEE: LEESHORE LANE LLC						

BUILDING NOTES		
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BUILDING DIMENSIONS		
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BAS=[YR=2005] W13 DCK=[YR=2005] N2 W4 N2 W4 N3 W8 S3 W3
UOP=[YR=2005] N2 W5 FSP=[YR=2011] N20 W20 S20 E20\$ W20 S7 E13
S25 W13 S7 W3 S6 E3 N1 E20 N8 E4 N34 E1\$ W1 S10 E20 N6\$ S6
W20 S24 W4 S8 W20 S20 W3 S13 E15 FOP=[YR=2005] S8 E1 S1
UOP=[YR=2005] S3 E12 N3 W12\$ E12 N1 E1 N5 W2 N3 W12\$ E12 S3
E21 DCK=[YR=2005] D2 R2 E5 FOP=[YR=2008] S4 E5 N9 W5 S5\$ N5
W7 S3\$ N3 E12 N18 U3 R3 N4 L3 U3 N43\$ PTR= E15
FUS=[YR=2005] E20 N6 E13 S39 W33 N33\$ W15\$.

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