LOT 9
IN OR 1907/344
OCEANSIDE #1 PB 5/321

SNYDER HAROLD L & KIRSTEN K D
PO BOX 16120
FERNANDINA BEACH, FL 32035

2024

00-SB-30-1520-0009-0000

BUILDING CHARACTERISTICS

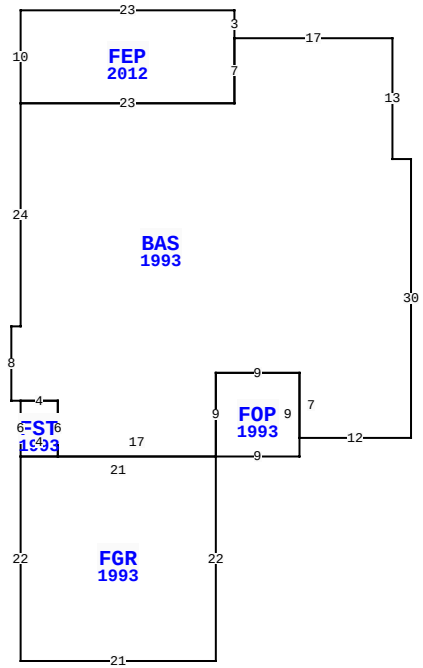
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,582	100	1,582	290,389
FEP	230	80	184	33,775
FGR	462	55	254	46,624
FOP	81	30	24	4,406
FST	24	55	13	2,387
TOTALS	2,379		2,057	377,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,057	142.2960	213.44	439,046	1991	1995	0	0	0	14.00	86.00

1 SFR CUST – 100% - 2015 Heated Area: 1582 HX Base Yr 2015



4962 SUMMER BEACH BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		377,580
TOTAL MARKET OB/XF VALUE		11,925
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		789,505
SOH/AGL Deduction		397,551
ASSESSED VALUE		391,954
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		341,954
TOTAL JUST VALUE		789,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		622,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000199	WINDOWS	45,000	01/08/2020
7320	NEW CONSTR	80,000	06/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1907/0344	3/13/2014	WD	Q	I	02	390,000
GRANTOR: JONES EARNEST L & JO						
GRANTEE: SNYDER HAROLD L & K						
0957/0158	11/06/2000	WD	Q	I		300,000
GRANTOR: FOUNTAIN JOHN & NANCY						
GRANTEE: JONES EARNEST L & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FEP=[YR=2012] N3 W23 S10 E23 N7$S7 W23 S24 W1 S8 E1 FST=[YR=1993] S6 FGR=[YR=1993] S22 E21 N22 FOP=[YR=1993] E9 N9 W9 S9$ W21$ E4 N6 W4$ E4 S6 E17 N9 E9S7 E12 N30 W2 N13$.

EXTRA FEATURES

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
2	0855	CONC PAVER	0	100	0	0	1,080.00	SF	7.00	7.00	100	2014	2014	3	95	7,182	
3	1242	WD DECK A	0	100	0	0	276.00	SF	10.00	10.00	100	2005	2005	3	24	662	
4	0855	CONC PAVER	0	100	0	0	271.00	SF	7.00	7.00	100	2005	2005	3	86	1,631	

LAND DESCRIPTION

TOTAL OB/XF 11,925

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS