

LOT 356
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

BEAUCHAMP JOYCE ARLENE
95040 SNIPE COURT
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0356-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	13	LVT/LAMMT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,571	100	2,571	546,087
FGR	594	55	327	69,456
FOP	37	30	11	2,336
FSP	490	40	196	41,631
TOTALS	3,692		3,105	659,510

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0855	CONC PAVER	0 100	0	0	968.00	SF	10.00	10.00
3	0462	ST/AL FNC	0 100	0	0	360.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,105	142.3111	213.47	662,824	2022	2022	0	0	0.50	99.50
1 SFR CUST - 100% - 2023											
Heated Area: 2571											
HX Base Yr 2023											

95040 SNIPE CT, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/18/2024 MLU									

TOTAL OB/XF									
15,208									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			659,510
TOTAL MARKET OB/XF VALUE			15,208
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			839,718
SOH/AGL Deduction			194,849
ASSESSED VALUE			644,869
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			594,869
TOTAL JUST VALUE			839,718
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			626,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106336	NEW CONSTR	378,165	05/17/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2550/1154	3/24/2022	SW	Q	I	02	685,600
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: BEAUCHAMP JOYCE ARL						
2457/1112	4/28/2021	SW	U	V	30	3,800,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2022] W15 FSP=[YR=2022] W35 S14 E35 N14\$ S14 W35 S24									
FGR=[YR=2022] S36 E20 N22 W9 N14 W11\$ E11 S14 E9 S18 E8									
FOP=[YR=2022] S5 E9 N1 W2 N4 W7\$ E7 S5 E15 N75\$.									