LOT 357
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

VOLLMAN SHARON ANN & TIMOTHY L
95050 SNIPE COURT
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0357-0000

BUILDING CHARACTERISTICS

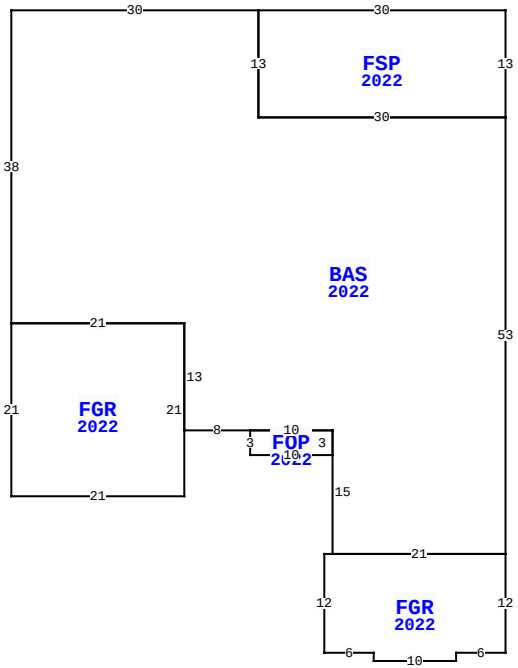
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	2,712	100	2,712	552,370
FGR	274	55	151	30,755
FGR	441	55	243	49,493
FOP	30	30	9	1,833
FSP	390	40	156	31,773
TOTALS	3,847		3,271	666,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,271	136.4691	204.70	669,574	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2712 HX Base Yr 2023



95050 SNIPE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		666,226
TOTAL MARKET OB/XF VALUE		9,040
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		840,266
SOH/AGL Deduction		338,096
ASSESSED VALUE		502,170
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		452,170
TOTAL JUST VALUE		840,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		624,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018513	CO ISSUED	0	12/16/2022
22002110	NEW CONSTR	462,505	02/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/0122	12/21/2022	SW	Q	I	01	836,200
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: VOLLMAN SHARON ANN						
2457/1112	4/28/2021	SW	U	V	30	3,800,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W30 BAS=[YR=2022] W30 S38 FGR=[YR=2022] S21 E21 N21 W21$ E21 S13 E8 FOP=[YR=2022] S3 E10 N3 W10$ E10 S15 FGR=[YR=2022] W1 S12 E6 S1 E10 N1 E6 N12 W21$ E21 N53 W30 N13$ S13 E30 N13$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
2	0812	CONCRETE C	0	100	0	0	1,760.00	SF	4.00	4.00	100	2022	2022	3	100	7,040	

LAND DESCRIPTION

TOTAL OB/XF 9,040

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 12/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS