

LOT 358
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

GOYAL SANCHITA/GUPTA NARESH
95060 SNIPE COURT
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0358-0000



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	13	LVT/LAMMT 100
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
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	270	100	270	49,991
BAS	3,090	100	3,090	572,112
FGR	759	55	417	77,207
FOP	35	30	10	1,852
FSP	1,019	40	408	75,541

TOTALS	5,173		4,195	776,703
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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	1,487.00	SF	10.00	10.00

MARKET ADJUSTMENTS

1 SFR CUST - 100% - 2023

Heated Area: 3360

HX Base Yr 2023

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		776,703	
TOTAL MARKET OB/XF VALUE		16,870	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		958,573	
SOH/AGL Deduction		232,129	
ASSESSED VALUE		726,444	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		676,444	
TOTAL JUST VALUE		958,573	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		705,285	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106592	NEW CONSTR	505,812	05/21/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2567/1294	6/01/2022	SW	Q	I	01
GRANTOR: FF FLORIDA RESIDENTIA					SALE PRICE
GRANTEE: GOYAL SANCHITA & NA					
2457/1112	4/28/2021	SW	U	V	30
GRANTOR: AMELIA NATIONAL ENTER					3,800,000
GRANTEE: FF FLORIDA RESIDENT					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W18 FSP=[YR=2022] W7 S31 W36 S6 BAS=[YR=2022] D3 L3 S46 E8 N2 E3 S8 E13 N6 FOP=[YR=2022] E7 N5 W7 S5\$ N5 E7 S5 E10 S3 FGR=[YR=2022] S33 E23 N33 W23\$ E23 N59 W13 S7 W9 D3 L3 S7 W23 N7 U3 L3 W10\$ E10 D3 R3 S7 E23 N7 U3 R3 E9 N7 E13 N15 W18 N15\$ S15 E18 N15\$.									

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