



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
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	3,118	100	3,118	621,258
FGR	252	55	139	27,696
FGR	460	55	253	50,410
FOP	37	30	11	2,192
FSP	571	40	228	45,429

TOTALS	4,438	3,749	746,983
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EXTRA FEATURES	
L N	OB/XF CODE
1	0812 CONCRETE C
2	0504 FP-ELECTRI

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,749	133.5024	200.25	750,737	2022	2022	0	0	0.50	99.50
1 SFR CUST - 100% - 2023 Heated Area: 3118 HX Base Yr 2023											
95065 SNIPE CT, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/18/2024 MLU											

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	0812	CONCRETE C	0	100	0	0		1,058.00	SF	4.00				4,232	
2	0504	FP-ELECTRI	0	100	0	0		1.00	UT	2,000.00				2,000	

LAND DESCRIPTION		TOTAL OB/XF 6,232													
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
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00

REVIEW DATE	10/25/2022	BY	DJ	Total Acres:	0.00	Total Land Value:	165,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		746,983	
TOTAL MARKET OB/XF VALUE		6,232	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		918,215	
SOH/AGL Deduction		224,822	
ASSESSED VALUE		693,393	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		643,393	
TOTAL JUST VALUE		918,215	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		673,197	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107069	NEW CONSTR	458,946	06/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2550/1844	3/25/2022	SW	Q	I	01
GRANTOR: FF FLORIDA RESIDENTIA					
GRANTEE: SASSOS PHILIP THEOD					
2457/1112	4/28/2021	SW	U	V	30
GRANTOR: AMELIA NATIONAL ENTER					
GRANTEE: FF FLORIDA RESIDENT					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2022] W13 FSP=[YR=2022] W49 S6 E10 D3 R3 S8 E23 N7 U3 R4 E9 N7\$ S7 W9 D3 L4 S7 W23 N8 U3 L3 W10 D3 L3 S46 FGR=[YR=2022] S21 E12 N21 W12\$ E12 S4 D3 R6 U3 R7 N3 FOP=[YR=2022] E9 N1 W2 N4 W7 S5\$ N5 E7 S4 E10 S4 FGR=[YR=2022] S20 E23 N20 W23\$ E23 N59\$.	