LOT 362
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

GRAY STEVEN
95015 SNIPE COURT
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0362-0000

BUILDING CHARACTERISTICS

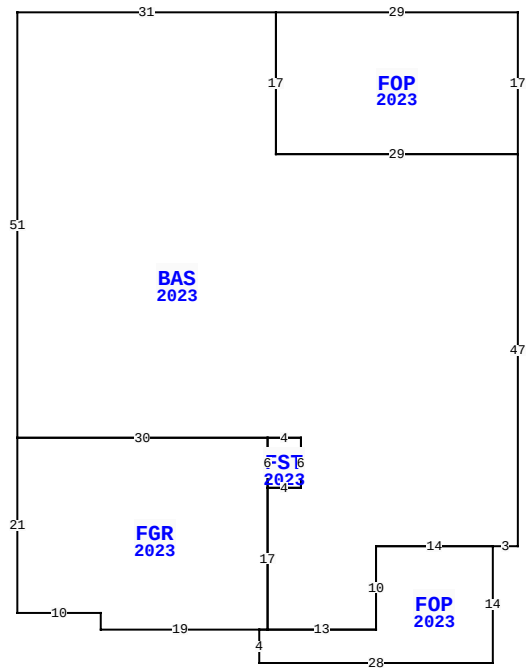
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	3,063	100	3,063	578,723
FGR	670	55	368	69,530
FOP	252	30	76	14,359
FOP	493	30	148	27,963
FST	24	55	13	2,456
TOTALS	4,502		3,668	693,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,668	125.9586	188.94	693,032	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 3063 HX Base Yr 2024



95015 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		693,032
TOTAL MARKET OB/XF VALUE		9,024
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		867,056
SOH/AGL Deduction		164,220
ASSESSED VALUE		702,836
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		652,836
TOTAL JUST VALUE		867,056
NCON VALUE		702,056
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			11/13/2023
2300196	NEW CONSTR	521,932	01/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2680/796	11/16/2023	SW	Q	I	01	880,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: GRAY STEVEN						
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=2023;ORIG=90,10] W29 N17 W31 S51 E30 E4 S6 W4 S17 E13 N10 E14 E3 N47 $
FOP=[YR=2023;ORIG=61,-7] E29 S17 W29 N17 $
FGR=[YR=2023;ORIG=30,44] E30 S6 S17 W1 W19 N2 W10 N21 $
FST=[YR=2023;ORIG=60,44] E4 S6 W4 N6 $
FOP=[YR=2023;ORIG=87,57] W14 S10 W13 W1 S4 E28 N14 $
.

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	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2023		100	5,000	
2	0812	CONCRETE C	0	100	0	0	1,006.00	SF	4.00	4.00	100	2023	2023		100	4,024	

LAND DESCRIPTION

TOTAL OB/XF 9,024

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	000100	C	SFR	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 07/24/2023 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS