

SNYDER G DEAN & DEBORAH L REVOC TRUST/SNYDER G DEAN
96311 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

39-2N-28-0680-0065-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03HARDIE BRD 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 70

Interior Floo14CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4100

Bathrooms4100

Frame02WOOD FRAME 100

Stories1.1.100

Units0100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4069.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS3,1481003,148434,034

FGR5985532945,361

FOP6830202,758

FSP230409212,684

TOTALS4,0443,589494,837

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900013,589112.5495140.69504,93620182018002.0098.00

1 SNGL FAM - 100% - 2023Heated Area: 3148HX Base Yr 2023

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER0100001,048.00SF10.0010.001002018201839710,166

20855CONC PAVER01000084.00SF10.0010.0010020182018397815

30462ST/AL FNC010000528.00SF10.0010.00100201820183874,594

40600SUMMER KIT1100005,000.00UT5,000.005,000.0010020232022974,850

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSLUNIT TYPED TDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CSFR POND100RSF-10.000.001.00LT1.001.001.1085,000.0093,500.0093,500

REVIEW DATE04/23/2024BYNWA

Total Acres: 0.00Total Land Value: 93,500Market: 0Agricultural: 0Common: 93,500

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE494,837

TOTAL MARKET OB/XF VALUE20,425

TOTAL LAND VALUE - MARKET93,500

TOTAL MARKET VALUE608,762

SOH/AGL Deduction43,867

ASSESSED VALUE564,895

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE514,895

TOTAL JUST VALUE608,762

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE586,820

PERMIT NUMDESCRIPTIONAMTISSUED

B230010919POOL125,00008/24/2023

B230005580COMP SCR 23X86,11604/28/2023

C1708229CO ISSUED006/26/2018

B1708229NEW CONSTR393,65209/18/2017

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2563/05885/16/2022WDQI01775,000

GRANTOR: JACKSON LEIGH A & MIC

GRANTEE: SNYDER G DEAN & DEB

2206/10846/26/2018SWQI01425,100

GRANTOR: D R HORTON INC JACKSO

GRANTEE: JACKSON LEIGH A & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W19 FSP=[YR=2018] W23 S10 E23 N10\$ S10 W23 N10 W17 S69 E13 N1 FOP=[YR=2018] E17 FGR=[YR=2018] S1 E19 N1 E10 N21 W14 S2 W15 S19\$ N4 W17 S4\$ N4 E17 N15 E15 N2 E14 N47\$.