LOT 13
OAK CREST #2 PB 5/204

RENTMOORE LLC
305 LIGHTHOUSE LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0411-0013-0000

BUILDING CHARACTERISTICS

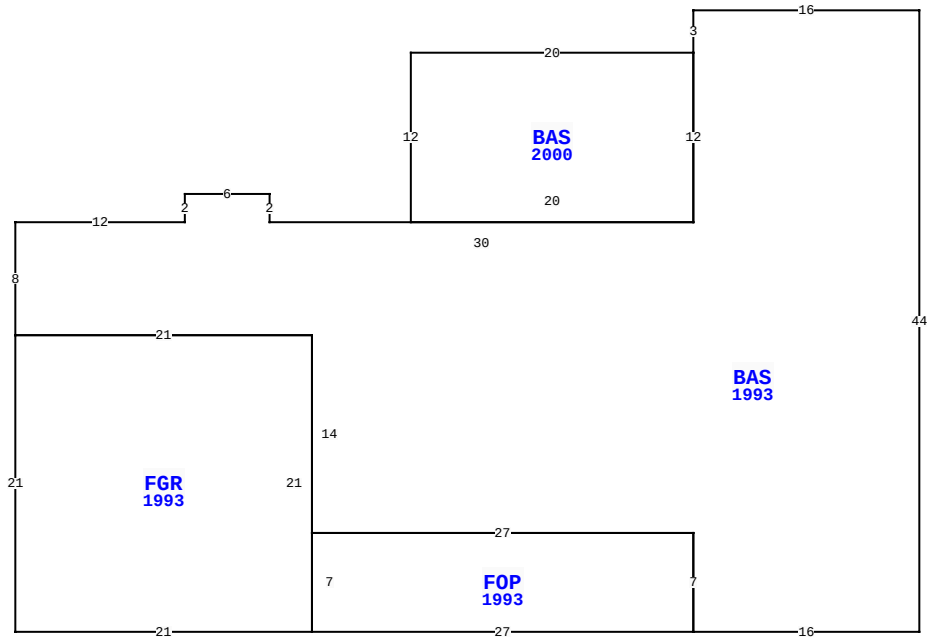
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,478	100	1993	1,478	218,016
BAS	240	100	2000	240	35,402
FGR	441	55	1993	243	35,844
FOP	189	30	1993	57	8,408
TOTALS	2,348			2,018	297,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,018	129.9431	171.52	346,127	1990	1995	0	0	0	14.00	86.00

1 SNGL FAM – 0% - 2023 Heated Area: 1718 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

1405 SOUTH SNAPPER LN, FERNANDINA BEACH

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	0810	CONCRETE A	0	0	45	16	720.00	SF	6.50	6.50	100	1990	1990	3	57	2,668	
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	24.00	24.00	100	1990	1990	3	20	384	
3	0810	CONCRETE A	0	0	39	3	117.00	SF	6.50	6.50	100	1990	1990	3	57	433	
4	0810	CONCRETE A	0	0	0	0	211.00	SF	6.50	6.50	100	2000	2000	3	77	1,056	
5	0810	CONCRETE A	0	0	0	0	93.00	SF	6.50	6.50	100	2000	2000	3	77	465	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	297,669
TOTAL MARKET OB/XF VALUE	5,006
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	502,675
SOH/AGL Deduction	29,256
ASSESSED VALUE	473,419
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	473,419
TOTAL JUST VALUE	502,675
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	438,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6099	NEW CONSTR	62,698	11/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2603/0361	11/17/2022	WD	U	I	11	100
GRANTOR: MOORE JAMES S & TERIN						
GRANTEE: RENTMOORE LLC						
1277/1185	12/01/2004	WD	Q	I		220,000
GRANTOR: STEFFENS MARY K						
GRANTEE: MOORE JAMES S & TER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S3 BAS=[YR=2000] W20 S12 E20 N12 $ S12 W30 N2 W6 S2 W12 S8 FGR=[YR=1993] S21 E21 FOP=[YR=1993] E27 N7 W27 S7 $ N21 W21 $ E21 S14 E27 S7 E16 N44 $.

LAND DESCRIPTION

TOTAL OB/XF 5,006

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	RES	0		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS