LOT 14
IN OR 2224/1953
OAK CREST #2 PB 5/204

ADAMS JAMES JR & HEATHER H L/E/
1407 SOUTH SNAPPER LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0411-0014-0000

BUILDING CHARACTERISTICS

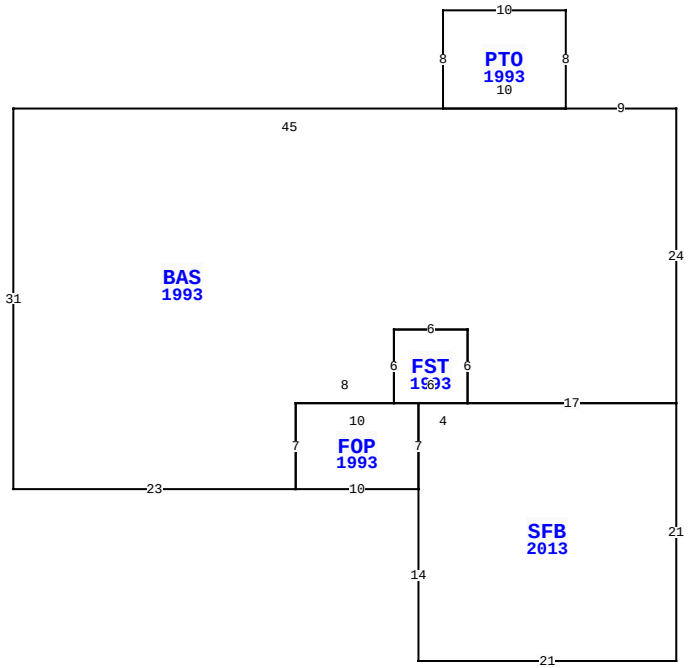
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,421	100	1993	1,421	199,743
FOP	70	30	1993	21	2,952
FST	36	55	1993	20	2,811
PTO	80	5	1993	4	562
SFB	441	80	2013	353	49,619
TOTALS	2,048			1,819	255,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,819	124.0850	163.79	297,934	1989	1995	0	0	0	14.18	85.82

1 SNGL FAM – 100% - 2018 Heated Area: 1774 HX Base Yr 2018



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

1407 SOUTH SNAPPER LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		255,687
TOTAL MARKET OB/XF VALUE		2,832
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		458,519
SOH/AGL Deduction		302,535
ASSESSED VALUE		155,984
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,262
TOTAL JUST VALUE		458,519
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2900	H/AC	2,300	02/02/1989
5621	NEW CONSTR	1,800	01/11/1989
5414	NEW CONSTR	53,425	01/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2224/1953	9/19/2018	LE	U	I	11	100
GRANTOR: ADAMS JAMES JR & HEAT						
GRANTEE: ADAMS JAMES JR & HE						
2137/0752	8/01/2017	WD	Q	I	01	274,900
GRANTOR: MOORE JAMES S & TERIN						
GRANTEE: ADAMS JAMES JR & HE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 PTO=[YR=1993] N8 W10 S8 E10 $ W45 S31 E23
FOP=[YR=1993] E10 SFB=[YR=2013] S14 E21 N21 W17 FST=[YR=1993]
N6 W6 S6 E6 $ W4 S7 $ N7W10 S7 $ N7 E8 N6 E6 S6 E17 N24 $.

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	0812	CONCRETE C	0	100	0	0	1,035.00	SF	4.00	4.00	100	1989	1989	3	54.5	2,256	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2000	2000	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 2,832

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	100		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