

LOT 15
IN OR 2160/1128
OAK CREST #2 PB 5/204

HOOP GEORGE & KIMBERLY
1409 S SNAPPER LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0411-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

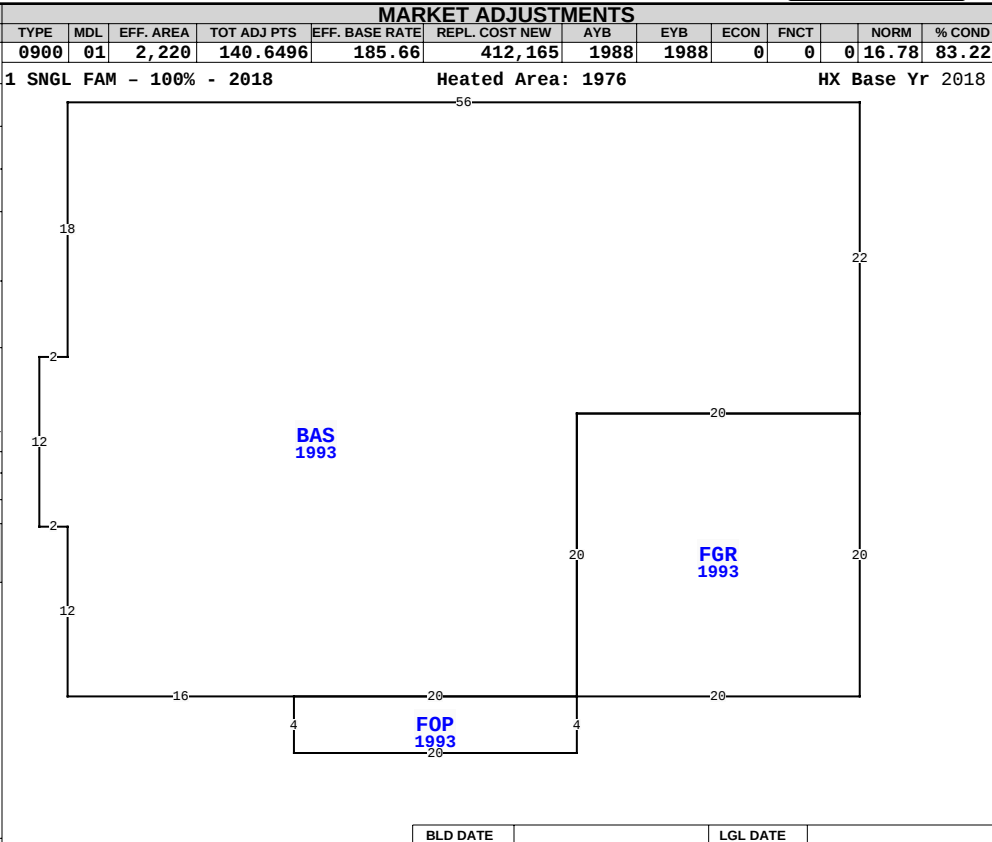
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1993	1,976	305,304
FGR	400	55	1993	220	33,991
FOP	80	30	1993	24	3,708
TOTALS	2,456			2,220	343,004

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	1988	1988	3	20	7,140	
2	0810	CONCRETE A	0	100	74	16	1,184.00	SF	6.50	6.50	100	1988	1988	3	52	4,002	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
4	0845	KOOL DECK	0	100	0	0	666.00	SF	7.25	7.25	100	1988	1988	3	52	2,511	
5	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	1988	1988	3	52	122	
6	0810	CONCRETE A	0	100	0	0	492.00	SF	6.50	6.50	100	1993	1993	3	64	2,047	
7	0476	VF 6 SBPL	0	100	0	0	25.00	LF	32.00	32.00	100	2000	2000	3	48	384	
8	1076	TRELLIS A	0	100	14	5	70.00	SF	7.50	7.50	100	2000	2000	3	23	121	
9	0810	CONCRETE A	0	100	14	5	70.00	SF	6.50	6.50	100	2000	2000	3	77	350	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



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

TOTAL OB/XF																	18,847
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	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE		343,004			
TOTAL MARKET OB/XF VALUE		18,847			
TOTAL LAND VALUE - MARKET		200,000			
TOTAL MARKET VALUE		561,851			
SOH/AGL Deduction		248,596			
ASSESSED VALUE		313,255			
TOTAL EXEMPTION VALUE		55,722			HX HB VX
BASE TAXABLE VALUE		257,533			
TOTAL JUST VALUE		561,851			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		495,445			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2160/1128	10/23/2017	SW	Q	I	01	302,000
GRANTOR: RESIDENTIAL CREDIT OP						
GRANTEE: HOOP GEORGE & KIMBE						
2109/0305	3/16/2017	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: RESIDENTIAL CREDIT						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993]	W56 S18 W2 S12 E2 S12 E16 FOP=[YR=1993]	S4 E20 N4 FGR=[YR=1993] E20 N20W20 S20 \$ W20 \$ E20 N20 E20N22 \$.