LOT 16
OAK CREST #2 PB5/204

CLARK MARTHA BAILEY
116 LAKESHORE HILLS DR
MOORESVILLE, NC 28117

2025

00-00-30-0411-0016-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

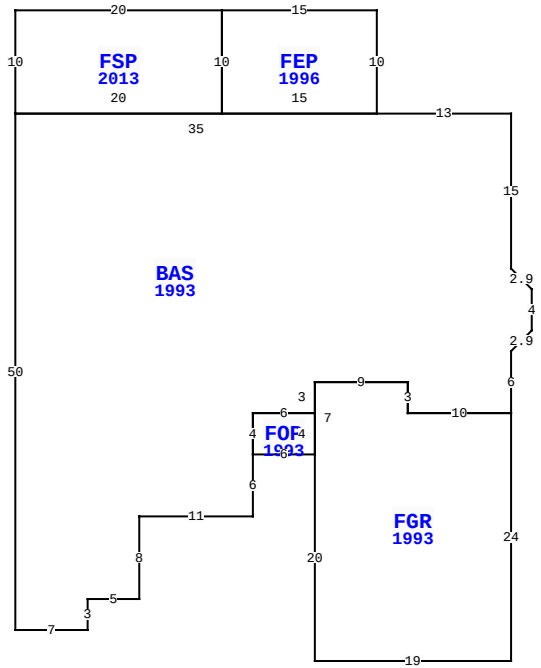
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100	1993	1,724	261,481
FEP	150	80	1996	120	18,201
FGR	483	55	1993	266	40,344
FOP	24	30	1993	7	1,062
FSP	200	40	2013	80	12,133
TOTALS	2,581			2,197	333,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,197	129.8304	171.38	376,522	1989	2000	0	0	0	11.50	88.50

1 SNGL FAM – 0% - 2024 Heated Area: 1724 HX Base Yr



1408 SOUTH SNAPPER LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	333,222
TOTAL MARKET OB/XF VALUE	11,071
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	544,293
SOH/AGL Deduction	17,611
ASSESSED VALUE	526,682
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	526,682
TOTAL JUST VALUE	544,293
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	478,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801398	WINDOWS	8,160	02/08/2018
9501805	REMODEL	3,060	04/01/1995
5834	NEW CONSTR	92,420	06/26/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2271/1295	5/01/2019	WD	Q	I	01	325,000
GRANTOR: BROWN STEPHEN M & JOH						
GRANTEE: CLARK MARTHA BAILEY						
1861/1407	6/12/2013	WD	Q	I	02	210,000
GRANTOR: BAYLOR JACK P & URSUL						
GRANTEE: BROWN STEPHEN M & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FEP=[YR=1996] N10W15 FSP=[YR=2013] W20 S10 E20N10$S10E15$ W35 S50 E7 N3 E5N8 E11 N6 FOP=[YR=1993] E6 FGR=[YR=1993] S20 E19 N24 W10 N3 W9 S7 $ N4 W6 S4 $ N4 E6 N3 E9 S3 E10 N6 U2 R2 N4 U2 L2 N15$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0810	CONCRETE A	0	0	61	16	976.00	SF	6.50	6.50	100	1989	1989	3	54.5	3,457	
3	0810	CONCRETE A	0	0	28	3	84.00	SF	2.60	2.60	100	1989	1989	3	54.5	119	
4	1242	WD DECK A	0	0	10	20	200.00	SF	4.00	4.00	100	1995	1995	3	20	160	
5	0810	CONCRETE A	0	0	0	0	578.00	SF	6.50	6.50	100	1998	1998	3	73	2,743	
6	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2000	2000	3	20	720	
7	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2000	2000	3	20	384	
8	0479	VF PICKET	0	0	0	0	110.00	LF	10.00	10.00	100	2000	2000	3	48	528	
9	0462	ST/AL FNC	0	0	30	4	120.00	SF	10.00	10.00	100	2011	2011	3	60	720	

TOTAL OB/XF 11,071

LAND DESCRIPTION

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	0006	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