LOT 17
IN OR 1297/1613
OAK CREST #2 PB 5/204

VOS ALMERN V & TERESA D
1406 S SNAPPER LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0411-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

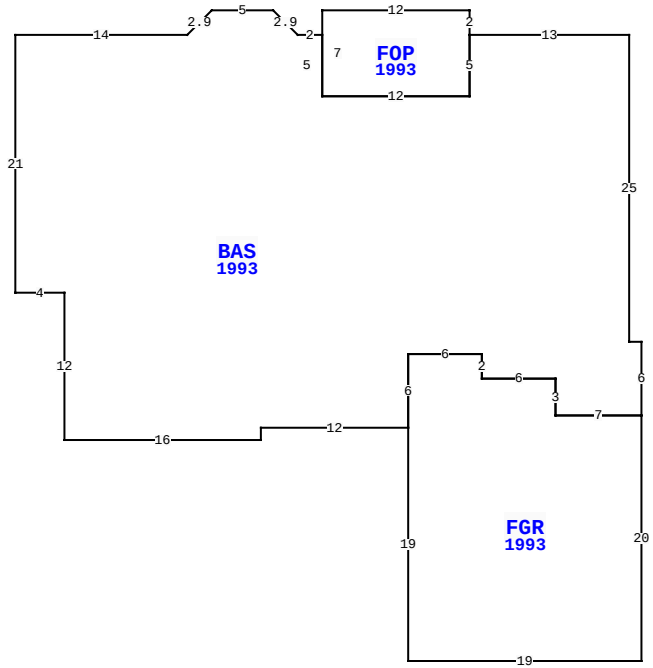
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,466	100	1993	1,466	207,999
FGR	428	55	1993	235	33,342
FOP	84	30	1993	25	3,547
TOTALS	1,978			1,726	244,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,726	125.3500	165.46	285,584	1989	1995	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 1999 Heated Area: 1466 HX Base Yr 1999



1406 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		244,888
TOTAL MARKET OB/XF VALUE		14,837
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		459,725
SOH/AGL Deduction		302,427
ASSESSED VALUE		157,298
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		106,576
TOTAL JUST VALUE		459,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7804	SWIM POOL	10,000	01/27/1992
6034	NEW CONSTR	77,550	10/05/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/542	6/27/2023	QC	U	I	11	100
GRANTOR: VOS ALMERN L						
GRANTEE: VOS ALMERN V & TERE						
1297/1613	2/25/2005	QC	Q	I	01	100
GRANTOR: VOS THERESA M						
GRANTEE: VOS ALMERN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FOP=[YR=1993] N2 W12 S7 E12 N5$S5W12N5W2 L2 U2 W5 D2 L2 W14S21E4 S12 E16 N1 E12 FGR=[YR=1993] S19 E19 N20 W7 N3 W6 N2 W6 S6 $ N6 E6 S2 E6 S3 E7 N6 W1 N25 $.

EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	940.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,664	
2	0861	POOL GUNIT	0	100	0	0	346.00	SF	85.00	85.00	100	1992	1992	3	20	5,882	
3	1242	WD DECK A	0	100	0	0	769.00	SF	10.00	10.00	100	1992	1992	3	20	1,538	
4	0845	KOOL DECK	0	100	0	0	480.00	SF	7.25	7.25	100	1992	1992	3	62	2,158	
5	0811	CONCRETE B	0	100	0	0	648.00	SF	5.20	5.20	100	2000	2000	3	77	2,595	

LAND DESCRIPTION

TOTAL OB/XF 14,837

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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