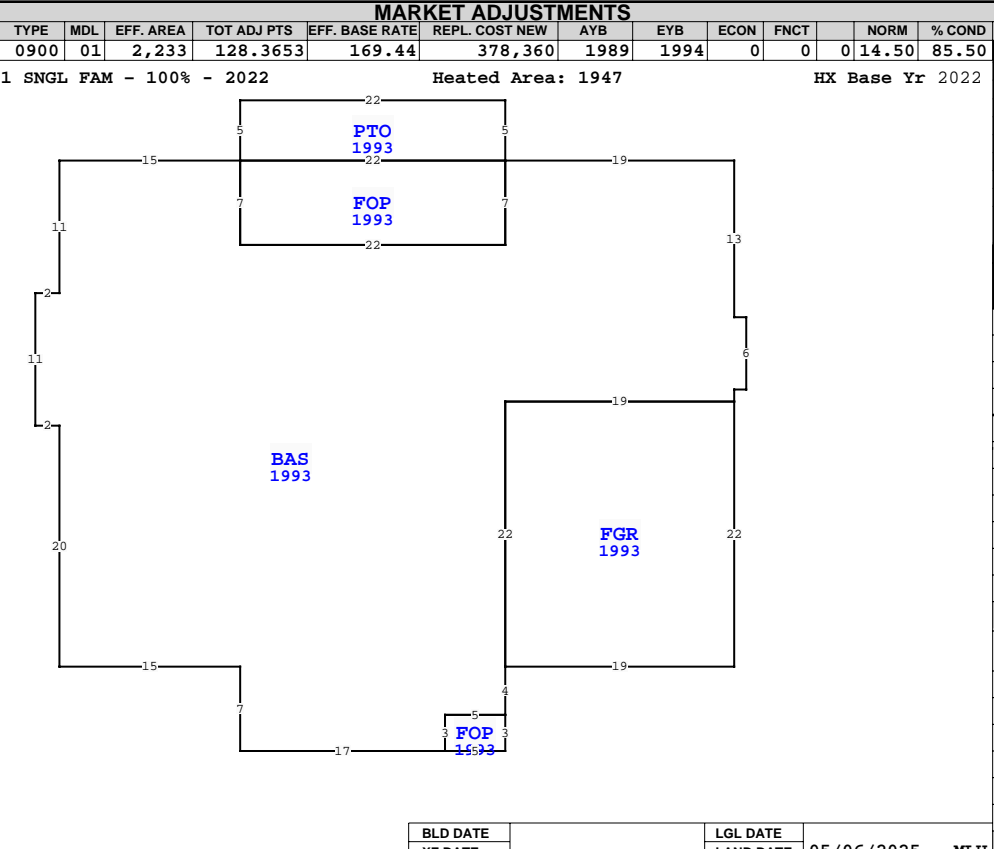


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	10		ABOVE AVG 100		
Roof Structur	03		GABLE/HIP 100		
Roof Cover	12		MODULAR MT 100		
Interior Wall	05		DRYWALL 100		
Interior Floo	14		CARPET 70		
Interior Floo	11		CLAY TILE 30		
Air Condition	03		CENTRAL 100		
Heating Type	04		AIR DUCTED 100		
Bedrooms			4 100		
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	1,947	100	1993	1,947	282,065
FGR	418	55	1993	230	33,320
FOP	15	30	1993	4	580
FOP	154	30	1993	46	6,664
PTO	110	5	1993	6	870
TOTALS	2,644			2,233	323,498



**NASSAU COUNTY PROPERTY** PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		323,498
TOTAL MARKET OB/XF VALUE		4,907
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		528,405
SOH/AGL Deduction		88,860
ASSESSED VALUE		439,545
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		388,823
TOTAL JUST VALUE		528,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20213268	REPAIR/RRF	0	03/01/2021
3021	H/AC	1,900	05/18/1989
5926	NEW CONSTR	1,600	05/16/1989
3517	NEW CONSTR	1,500	05/15/1989
5716	NEW CONSTR	96,485	05/09/1989

**SALES DATA**

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2430/1144	1/29/2021	WD	Q	I	02	439,000

GRANTOR: GIDDINGS CHRISTOPHER  
GRANTEE: FULTON JOHN S & ROC  
2428/0332 1/22/2021 FJ U I 11 0  
GRANTOR: GIDDINGS THOMAS L EST  
GRANTEE: GIDDINGS CHRISTOPHE

**EXTRA FEATURES**

1404 SOUTH SNAPPER LN, FERNANDINA BEACH

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0811	CONCRETE B	0	100	0	941.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,667	

**BUILDING NOTES**

**BUILDING DIMENSIONS**

BAS=[YR=1993] W19 PTO=[YR=1993] N5 W22 S5 FOP=[YR=1993] S7 E22 N7 W22 \$ E22 \$ S7 W22 N7 W15 S11 W2 S11 E2 S20 E15 S7 E17 FOP=[YR=1993] E5 N3 W5 S3 \$ N3 E5 N4 FGR=[YR=1993] E19 N22 W19 S22 \$ N22 E19 N1 E1 N6 W1 N13 \$ .

**LAND DESCRIPTION**

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	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							