LOT 19
OAK CREST UNIT #2 PB5/204

SMITH KLEIN 2021 REV TRUST/SMITH THOMAS EDWARD TRU
400 CHANDLER ST
SUGAR HILL, GA 30518

2025

00-00-30-0411-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

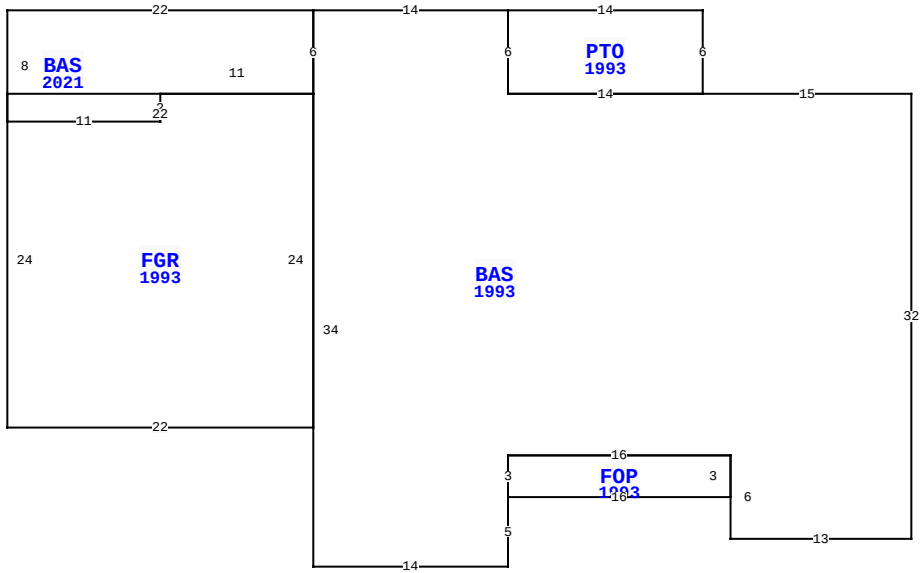
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,392	100	1993	1,392	194,758
BAS	154	100	2021	154	21,547
FGR	528	55	1993	290	40,575
FOP	48	30	1993	14	1,959
PTO	84	5	1993	4	560
TOTALS	2,206			1,854	259,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,854	123.9700	163.64	303,389	1989	1995	0	0	0	14.50	85.50

1 SNGL FAM – 0% - 0 Heated Area: 1546 HX Base Yr



1402 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	259,398
TOTAL MARKET OB/XF VALUE	9,358
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	468,756
SOH/AGL Deduction	32,385
ASSESSED VALUE	436,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	436,371
TOTAL JUST VALUE	468,756
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	406,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001013	REFRAME KITCHEN W	25,000	01/26/2024
2958	H/AC	2,300	03/22/1989
5564	NEW CONSTR	50,321	03/08/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2507/1433	10/15/2021	QC	U	I	11	100
GRANTOR: SMITH THOMAS E & ROBI						
GRANTEE: SMITH KLEIN 2021 RE						
2494/1990	8/27/2021	WD	Q	I	01	449,900
GRANTOR: MURPHY CONNIE B						
GRANTEE: SMITH THOMAS E & RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 PTO=[YR=1993] N6 W14 S6 E14 $ W14 N6 W14BAS=[YR=2021] W22S8 E11N2 E11N6$S6 FGR=[YR=1993] W22 S24 E22 N24 $ S34 E14 N5 FOP=[YR=1993] E16 N3 W16 S3 $ N3 E16 S6 E13 N32 $.

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	0855	CONC PAVER	0	0	0	0	985.00	SF	10.00	10.00	100	2016	2016	3	95	9,358	

LAND DESCRIPTION

TOTAL OB/XF 9,358

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		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