

LOT 22 IN OR 586/1219
OAK CREST #2 PB5/204

BOURASSA FILLIMENA A
1318 N SNAPPER LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0411-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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

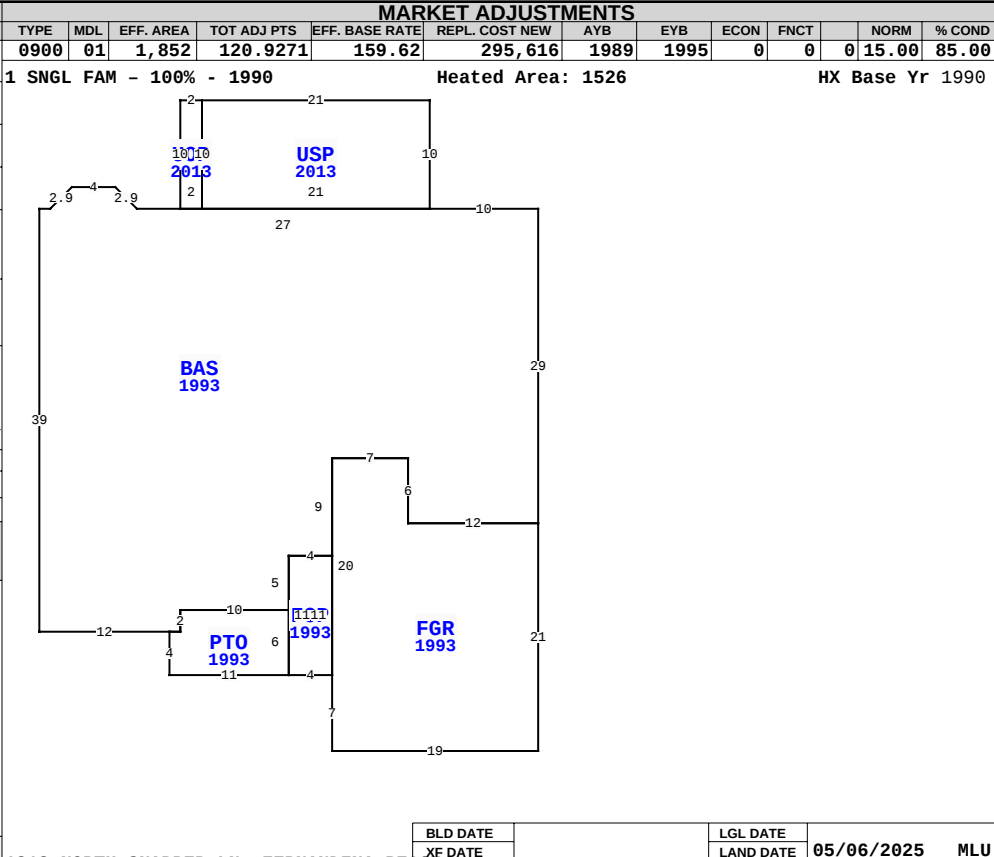
MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	2008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,526	100	1993	1,526	207,043
FGR	441	55	1993	243	32,970
FOP	44	30	1993	13	1,764
PTO	64	5	1993	3	407
UOP	20	20	2013	4	542
USP	210	30	2013	63	8,548

TOTALS	2,305			1,852	251,274
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	778.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	



1318 NORTH SNAPPER LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										251,274	
TOTAL MARKET OB/XF VALUE										4,925	
TOTAL LAND VALUE - MARKET										200,000	
TOTAL MARKET VALUE										456,199	
SOH/AGL Deduction										329,000	
ASSESSED VALUE										127,199	
TOTAL EXEMPTION VALUE										HX HB DX 55,722	
BASE TAXABLE VALUE										71,477	
TOTAL JUST VALUE										456,199	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										394,508	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3210	H/AC	1,900	11/22/1989
6291	NEW CONSTR	1,600	11/07/1989
3670	NEW CONSTR	1,500	10/09/1989
6042	NEW CONSTR	78,515	10/06/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0586/1219	12/27/1989	WD	Q	I		84,800	
GRANTOR: SEAWARD HOMES INC							
GRANTEE: BOURASSA FILLIMENA							
0586/1218	12/27/1989	WD	Q	V		19,000	
GRANTOR: MIDLAND PROPERTIES							
GRANTEE: SEAWARD HOMES INC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W10 USP=[YR=2013] N10 W21 UOP=[YR=2013] W2 S10 E2 N10\$ S10 E21 \$ W27 U2 L2 W4 D2 L2 W1 S39 E12 PTO=[YR=1993] S4 E11 FOP=[YR=1993] E4 FGR=[YR=1993] S7 E19 N21 W12 N6 W7 S20 \$ N11 W4 S11 \$ N6 W10 S2 W1 \$ E1 N2 E10 N5 E4 N9 E7 S6 E12 N29 \$.									

LAND DESCRIPTION										TOTAL OB/XF										4,925									
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												