LOT 24
OAK CREST #2 PB5/204

1314 N SNAPPER LAND TRUST/DYNAMIC ELEVATIONS LLC T
3225 MCLEOD DR STE 777
LAS VEGAS, NV 89121

2025

00-00-30-0411-0024-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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

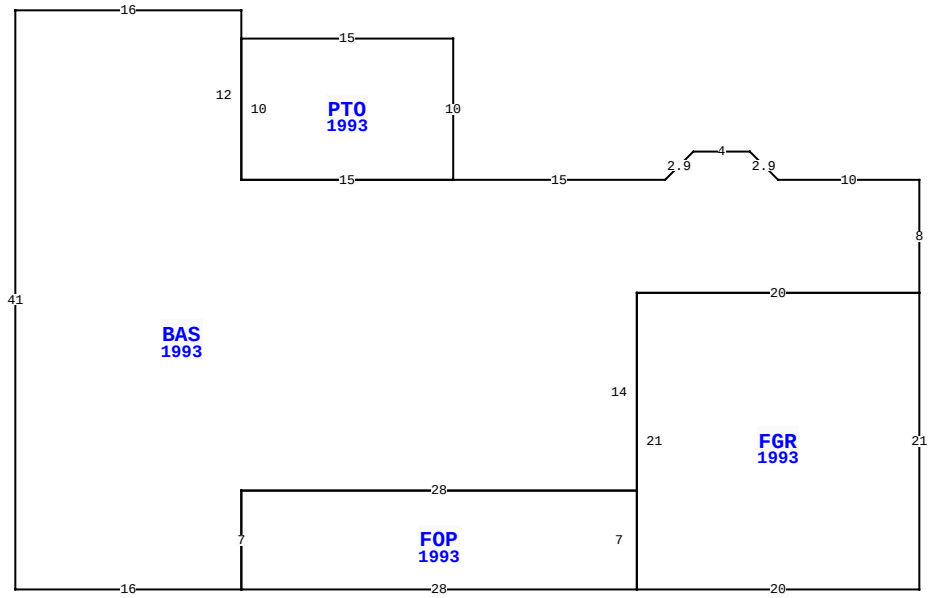
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,444	100	1993	1,444	207,886
FGR	420	55	1993	231	33,256
FOP	196	30	1993	59	8,494
PTO	150	5	1993	8	1,152
TOTALS	2,210			1,742	250,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,742	127.1900	167.89	292,464	1989	1995	0	0	0	14.25	85.75

1 SNGL FAM – 0% - 2025 Heated Area: 1444 HX Base Yr



1314 NORTH SNAPPER LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	250,788
TOTAL MARKET OB/XF VALUE	2,541
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	453,329
SOH/AGL Deduction	0
ASSESSED VALUE	453,329
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	453,329
TOTAL JUST VALUE	453,329
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3060	NEW CONSTR	3,300	06/26/1989
3535	NEW CONSTR	2,400	05/31/1989
5761	NEW CONSTR	48,380	05/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/804	6/11/2024	WD	U	I	11	100
GRANTOR: KRASAVAGE BRIAN D & E						
GRANTEE: 1314 N SNAPPER LAND						
2394/0198	9/18/2020	WD	Q	I	01	300,000
GRANTOR: YOUNG ROY L & MAVIS R						
GRANTEE: KRASAVAGE BRIAN D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 U2 L2 W4 D2 L2 W15 PTO=[YR=1993] N10 W15 S10 E15 $ W15 N12 W16 S41 E16 FOP=[YR=1993] E28 FGR=[YR=1993] E20 N21 W20S21 $ N7 W28 S7 $ N7 E28 N14 E20 N8 $.

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	0811	CONCRETE B	0	0	49	16	784.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,222	
2	0810	CONCRETE A	0	0	30	3	90.00	SF	6.50	6.50	100	1989	1989	3	54.5	319	

LAND DESCRIPTION

TOTAL OB/XF 2,541

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