LOT 28
IN OR 2147/357
OAK CREST #2 PB 5/204

DEVITO DANIEL L/E/
1315 NORTH SNAPPER LN
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0411-0028-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

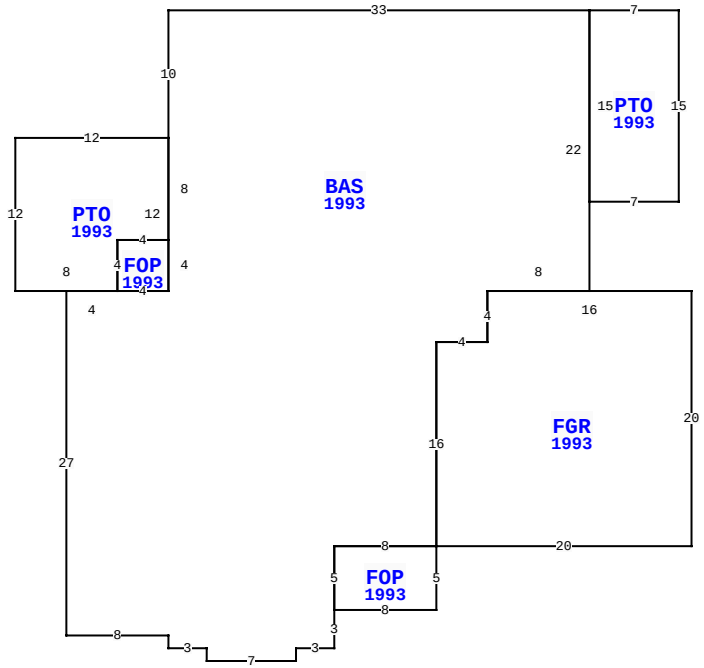
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 12 | CEDAR 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 |
| NEIGHBORHOOD/LOC | 2008.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,505 | 100 | 1993 | 1,505 | 211,847 |
| FGR | 384 | 55 | 1993 | 211 | 29,701 |
| FOP | 16 | 30 | 1993 | 5 | 704 |
| FOP | 40 | 30 | 1993 | 12 | 1,689 |
| PTO | 105 | 5 | 1993 | 5 | 704 |
| PTO | 144 | 5 | 1993 | 7 | 986 |
| TOTALS | 2,194 | | | 1,745 | 245,630 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,745 | 124.4300 | 164.25 | 286,616 | 1989 | 1995 | 0 | 0 | 0 | 14.30 | 85.70 |

1 SNGL FAM – 100% - 2015 Heated Area: 1505 HX Base Yr 2015




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

1315 NORTH SNAPPER LN, FERNANDINA BEACH

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 245,630 |
| TOTAL MARKET OB/XF VALUE | | 6,755 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 452,385 |
| SOH/AGL Deduction | | 266,457 |
| ASSESSED VALUE | | 185,928 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,722 |
| BASE TAXABLE VALUE | | 130,206 |
| TOTAL JUST VALUE | | 452,385 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 390,968 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B26155 | MSTR.BATH REMODEL | 5,000 | 06/01/2012 |
| B24699 | ADDITION | 1,800 | 05/01/2011 |
| B21113 | REMODEL | 1,839 | 02/01/2008 |
| 2887 | H/AC | 2,000 | 01/19/1989 |
| 5651 | NEW CONSTR | 2,000 | 01/19/1989 |
| 5367 | NEW CONSTR | 49,598 | 12/12/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2147/0357 | 9/21/2017 | LE | U | I | 11 | 100 |
| GRANTOR: DEVITO DANIEL | | | | | | |
| GRANTEE: DEVITO DANIEL JR ET | | | | | | |
| 1956/0320 | 12/19/2014 | SW | Q | I | 01 | 230,000 |
| GRANTOR: BROOKFIELD RELOCATION | | | | | | |
| GRANTEE: DEVITO DANIEL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=1993] W7 BAS=[YR=1993] W33 S10 PTO=[YR=1993] W12 S12E8 FOP=[YR=1993] N4 E4 S4 W4$ E4 N12$ S8W4 S4 W4 S27 E8 S1 E3 S1 E7 N1E3 N3 FOP=[YR=1993] E8 N5 FGR=[YR=1993] E20 N20 W16 S4 W4 S16$ W8 S5$ N5 E8 N16 E4 N4 E8 N22$ S15 E7 N15$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1989 | 1989 | 3 | 64 | 2,240 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,300.00 | SF | 4.00 | 4.00 | 100 | 1989 | 1989 | 3 | 54.5 | 2,834 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 404.00 | SF | 6.50 | 6.50 | 100 | 1993 | 1993 | 3 | 64 | 1,681 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,755

| 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 | 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