LOT 29
OAK CREST #2 PB5/204

WATERSHED PROPERTIES LLC
2108 OAK BLUFF COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0411-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

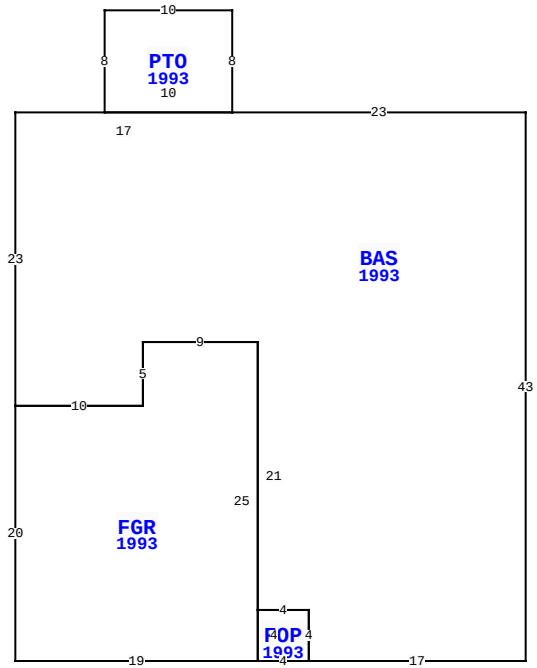
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,279	100	1993	1,279	196,306
FGR	425	55	1993	234	35,916
FOP	16	30	1993	5	767
PTO	80	5	1993	4	614
TOTALS	1,800			1,522	233,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,522	135.5988	178.99	272,423	1989	1995	0	0	0	14.25	85.75

1 SNGL FAM – 0% - 2024 Heated Area: 1279 HX Base Yr



1317 NORTH 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	233,603
TOTAL MARKET OB/XF VALUE	2,568
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	436,171
SOH/AGL Deduction	23,459
ASSESSED VALUE	412,712
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	412,712
TOTAL JUST VALUE	436,171
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	375,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5201	NEW CONSTR	48,505	10/03/1989
5634	NEW CONSTR	1,800	01/13/1989
2876	H/AC	23,300	01/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/494	8/15/2023	QC	U	I	11	100
GRANTOR: RICHARDSON GUY & GLOR						
GRANTEE: WATERSHED PROPERTIE						
2571/0649	6/17/2022	WD	Q	I	01	495,000
GRANTOR: EDWARDS SUSAN J & DAN						
GRANTEE: RICHARDSON GUY & GL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 PTO=[YR=1993] N8 W10 S8 E10 $ W17 S23
FGR=[YR=1993] S20 E19 FOP=[YR=1993] E4 N4 W4 S4 $ N25 W9 S5
W10 $ E10 N5 E9 S21 E4 S4 E17 N43 $.

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	0812	CONCRETE C	0	0	0	0	1,178.00	SF	4.00	4.00	100	1989	1989	3	54.5	2,568	

LAND DESCRIPTION

TOTAL OB/XF 2,568

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