PT OF LOT 4
IN OR 1644/427
EX ESMT IN OR 943/286

SNYDER EDWARD S & LIZBETH A
4945 LEESHORE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0004-0160

BUILDING CHARACTERISTICS

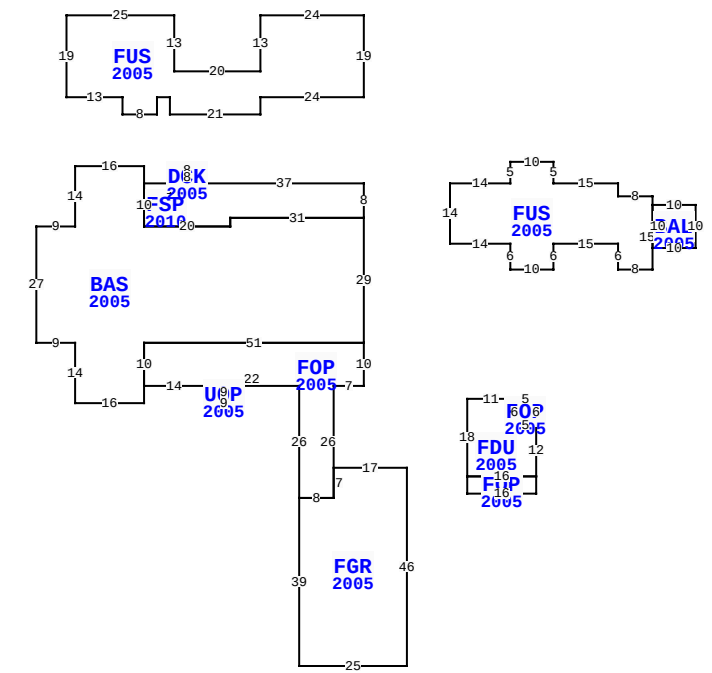
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	100	15	2005	15	2,161
BAS	2,562	100	2005	2,562	369,146
DCK	24	10	2005	2	288
FDU	258	65	2005	168	24,206
FGR	1,094	55	2005	602	86,739
FOP	30	30	2005	9	1,297
FOP	64	30	2005	19	2,738
FOP	718	30	2005	215	30,978
FSP	448	40	2010	179	25,792
FUS	792	100	2005	792	114,115
TOTALS	7,293			5,737	826,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,737	120.6120	159.21	913,388	2005	2005	0	0	0	9.50	90.50

2 SNGL FAM – 100% - 2011 Heated Area: 4521 HX Base Yr 2011



** This building has 12 Sub-Areas

4945 LEESHORE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		826,616
TOTAL MARKET OB/XF VALUE		41,945
TOTAL LAND VALUE - MARKET		856,000
TOTAL MARKET VALUE		1,724,561
SOH/AGL Deduction		545,153
ASSESSED VALUE		1,179,408
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,128,686
TOTAL JUST VALUE		1,724,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,634,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311823	DEMOLITION	0	12/08/2006
E14747	ELEC OTHER	2,000	04/01/2005
B0311823	DEMOLITION	0	10/02/2003
R035511	REPAIR/RRF	9,000	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1644/0427	10/16/2009	WD	Q	I	01	1,750,000
GRANTOR: WHITFIELD DANIEL M &						
GRANTEE: SNYDER EDWARD STEVE						
1060/1313	6/07/2002	WD	Q	I		429,000
GRANTOR: KUITEMS FRANK D						
GRANTEE: WHITFIELD DANIEL M						

BUILDING NOTES

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	0300	BOAT DCK W	0	100	0	0	2,257.00	SF	40.00	40.00	100	2003	2003	3	30	27,084	
2	0350	CARPORT WD	0	100	0	0	688.00	SF	9.88	9.88	100	2003	2003	3	20	1,359	
3	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2003	2003	3	20	300	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760	
5	0317	DCK PLNG W	0	100	0	0	8.00	UT	1,000.00	1,000.00	100	2005	2005	3	22	1,760	
6	0810	CONCRETE A	0	100	0	0	163.00	SF	6.50	6.50	100	2007	2007	3	87	922	
7	1076	TRELLIS A	0	100	18	4	72.00	SF	7.50	7.50	100	2007	2007	3	44	238	
8	0803	ASPHALT C	0	100	0	0	5,165.00	SF	2.00	2.00	100	2007	2007	3	58	5,991	
9	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2007	2007	3	27	243	
10	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2007	2007	3	44	2,288	

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=-51,0] N4 W16 S14 W9 S27 E9 S14 E16 N4 N10 E51 N29 W31 S2 W20 N10 $
FUS=[YR=2005;ORIG=0,-20] N19 W24 S13 W20 N13 W25 S19 E13 S4 E8 N4 E3 S4 E21 N4 E24 $
FGR=[YR=2005;ORIG=-15,73] S39 E25 N46 W17 S7 W8 $
FUS=[YR=2005;ORIG=20,0] E14 N5 E10 S5 E15 S3 E8 S2 S15 W8 N6 W15 S6 W10 N6 W14 N14 $
FOP=[YR=2005;ORIG=-51,47] E14 E22 S26 E8 N26 E7 N10 W51 S10 $
FSP=[YR=2010;ORIG=0,0] W37 W14 S10 E20 N2 E31 N8 $
FDU=[YR=2005;ORIG=35,50] W11 S18 E16 N12 W5 N6 $
BAL=[YR=2005;ORIG=67,5] E10 S10 W10 N10 $
FOP=[YR=2005;ORIG=24,68] S4 E16 N4 W16 $

LAND DESCRIPTION

TOTAL OB/XF 41,945

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	000132	C	RES RIVER	100	0006	RSF-1	107.00	390.00	107.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	856,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 856,000 Market: 0 Agricultural: 0 Common: 856,000 PRINTED 07/30/2025 BY SYS