

BLOCK 38 LOT S 62 1/2 FT OF 2
IN OR 2497/665
CITY OF FDNA BEACH

SNYDER JASON C & CHERYL L
1992 MCLENDON AVE NE
ATLANTA, GA 30307

2025

00-00-31-1800-0038-0022



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 70
Exterior Wall	07 ASB SHNGLE 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 70
Interior Wall	06 CUST PANEL 30
Interior Floor	12 HARDWOOD 70
Interior Floor	11 CLAY TILE 30
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
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

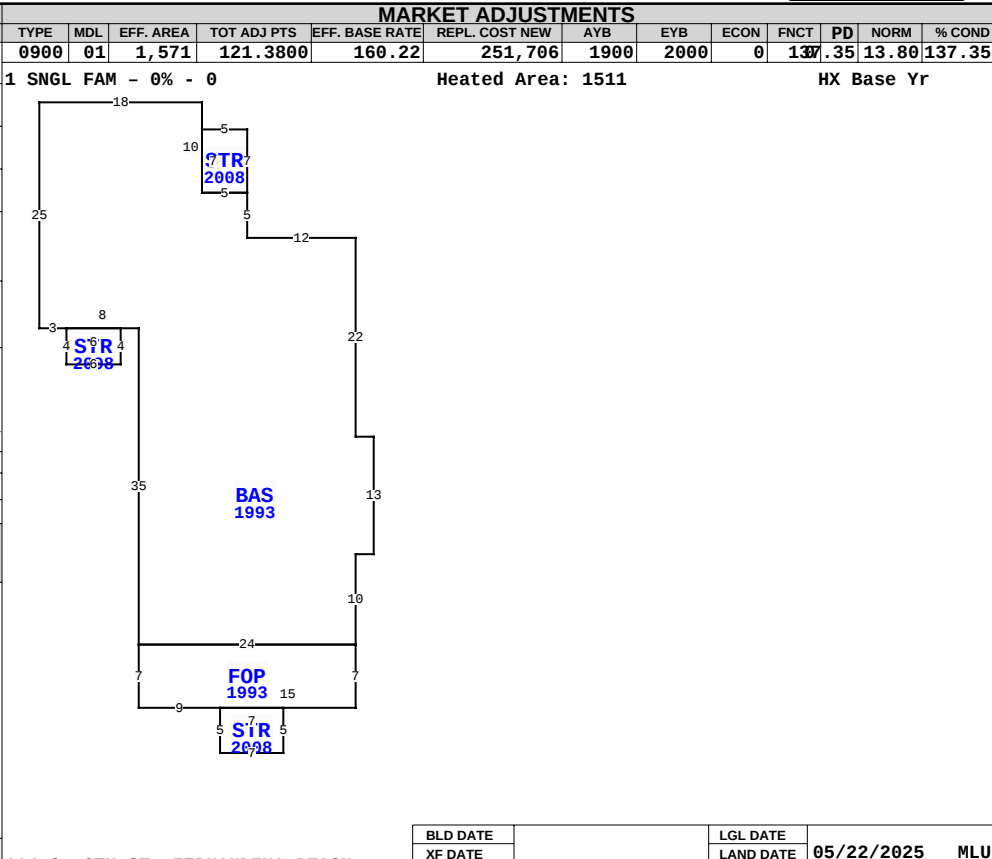
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC 1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,511	100	1993	1,511	332,513
FOP	168	30	1993	50	11,003
STR	24	10	2008	2	440
STR	35	10	2008	4	880
STR	35	10	2008	4	880
TOTALS	1,773			1,571	345,718

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	15	10	150.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	30	5	150.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0	0003	R-2	62.00	100.00	62.00	FF	



TOTAL OB/XF											
1,812											

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1,812											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 345,718											
TOTAL MARKET OB/XF VALUE 1,812											
TOTAL LAND VALUE - MARKET 294,500											
TOTAL MARKET VALUE 642,030											
SOH/AGL Deduction 15,418											
ASSESSED VALUE 626,612											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 626,612											
TOTAL JUST VALUE 642,030											
NCON VALUE 0											
INCOME VALUE 0											
PREVIOUS YEAR MKT VALUE 577,236											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101983	REMODEL	18,000	11/16/2010
20101518	ELEC OTHER	0	09/07/2010
20101420	OTHER	2,300	08/25/2010
20081634	REPAIR/RRF	6,760	10/29/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/0665	9/15/2021	WD	Q	I	01	575,000
GRANTOR:MCENTYRE BENJAMIN ASH						
GRANTEE:SNYDER JASON C & CH						
2192/1482	4/26/2018	WD	Q	I	01	358,000
GRANTOR:LANE BRIAN T & MEREDI						
GRANTEE:MCENTYRE BENJAMIN A						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W2 N22 W12 N5 STR=[YR=2008] N7 W5 S7 E5\$ W5 N10 W18 S25 E3 STR=[YR=2008] S4 E6 N4 W6\$ E8 S35 FOP=[YR=1993] S7 E9 STR=[YR=2008] S5 E7 N5 W7\$ E15 N7 W24\$ E24 N10 E2 N13\$.											