LOT 165
IN OR 2188/1967
MARSH CREEK VLG 2 PB 4/21 & 22

CHAMBERLAIN MERRILEE FAM TRUST/CHAMBERLAIN PETER B
98 SNOWY EGRET
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1320-0165-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

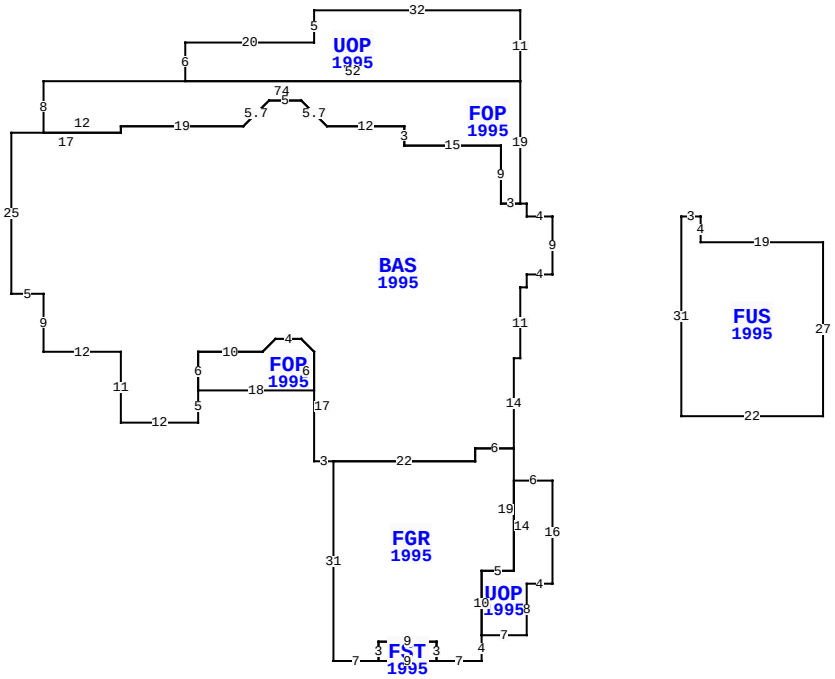
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,343	100	1995	3,343	486,875
FGR	783	55	1995	431	62,771
FOP	120	30	1995	36	5,243
FOP	575	30	1995	172	25,050
FST	27	55	1995	15	2,185
FUS	606	100	1995	606	88,258
UOP	162	20	1995	32	4,660
UOP	472	20	1995	94	13,690
TOTALS	6,088			4,729	688,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,729	104.7480	165.50	782,650	1995	2000	0	0	0	12.00	88.00

1 SFR CUST – 100% - 1996 Heated Area: 3949 HX Base Yr 1996



98 SNOWY EGRET, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		688,732
TOTAL MARKET OB/XF VALUE		18,707
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,207,439
SOH/AGL Deduction		407,104
ASSESSED VALUE		800,335
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		744,613
TOTAL JUST VALUE		1,207,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,176,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401011	NEW CONSTR	183,520	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2523/1345	12/16/2021	TD	U	I	11	100
GRANTOR: CHAMBERLAIN MERRILEE						
GRANTEE: CHAMBERLAIN MERRILE						
2188/1967	4/06/2018	WD	U	I	11	100
GRANTOR: CHAMBERLAIN MERRILEE						
GRANTEE: PETER B CHAMBERLAIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W4 N2 W1 FOP=[YR=1995] N19 UOP=[YR=1995] N11 W32 S5 W20 S6 E52 $ W74 S8 E12 N1 E19 U4 R4 E5 D4 R4 E12 S3 E15 S9 E3 $ W3 N9 W15 N3 W12 U4 L4 W5 D4 L4 W19 S1 W17 S25E5 S9 E12 S11 E12 N5 FOP=[YR=1995] E18 N6 L2 U2 W4 D2 L2 W10 S6 $ N6E10 U2 R2 E4 D2 R2 S17 E3 FGR=[YR=1995] S31 E7 FST=[YR=1995] E9 N3 W9 S3 $ N3 E9 S3E7 N4 UOP=[YR=1995] E7 N8 E4 N16 W6 S14 W5S10 $ N10 E5 N19 W6 S2 W22 $ E22 N2 E6 N14 E1 N11 E1 N2 E4 N9 $ PTR= E20 FUS=[YR=1995] E3S4 E19 S27 W22 N31 $ W20 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	76	1,520	
2	0855	CONC PAVER	0	100	0	0	2,542.00	SF	7.00	7.00	100	2014	2014	3	94	16,726	
3	0855	CONC PAVER	0	100	0	0	70.00	SF	7.00	7.00	100	2014	2014	3	94	461	

LAND DESCRIPTION

TOTAL OB/XF 18,707

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS