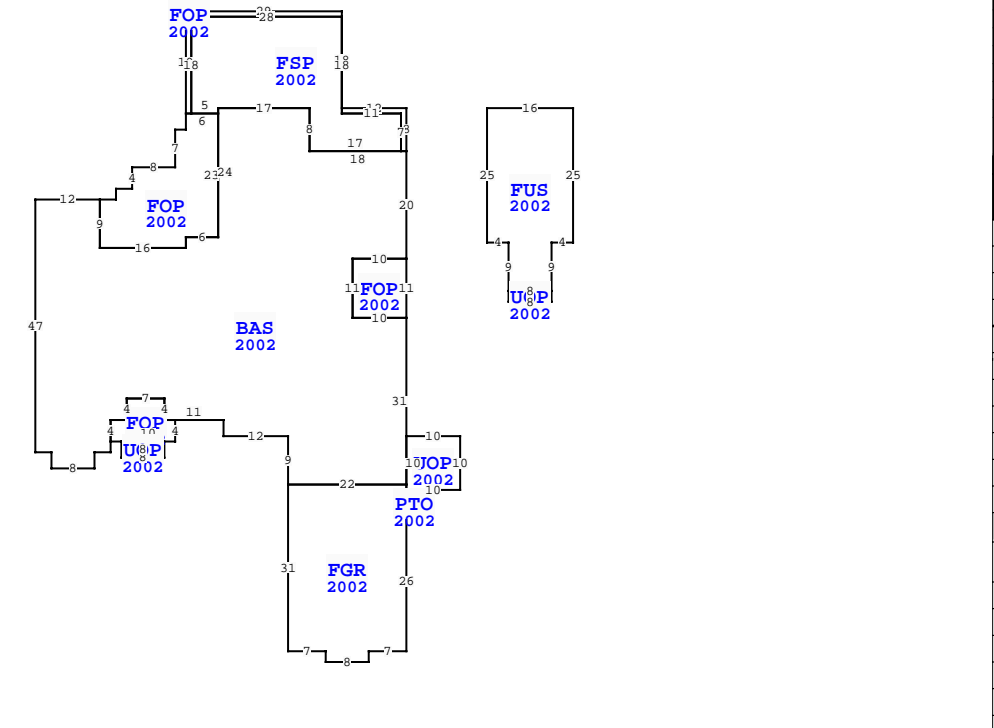




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	4,675	124.0050	195.93	915,973	2002	2002	0	0	0	11.00	89.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		815,216	
TOTAL MARKET OB/XF VALUE		23,404	
TOTAL LAND VALUE - MARKET		700,000	
TOTAL MARKET VALUE		1,538,620	
SOH/AGL Deduction		629,300	
ASSESSED VALUE		909,320	
TOTAL EXEMPTION VALUE		HX HB WR 55,722	
BASE TAXABLE VALUE		853,598	
TOTAL JUST VALUE		1,538,620	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,452,255	



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
BAS	3,364	100
FGR	698	55
FOP	66	30
FOP	76	30
FOP	110	30
FOP	362	30
FSP	606	40
FUS	472	100
PTO	9	5
UOP	16	20
TOTALS	5,903	

** This building has 12 Sub-Areas
104 SNOWY EGRET, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002
2	0855	CONC PAVER	0	100	0	0	2,667.00	SF	10.00	10.00	100	2002
3	0855	CONC PAVER	0	100	0	0	46.00	SF	10.00	10.00	100	2002

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2002	3	85	1,700	
2002	3	80	21,336	
2002	3	80	368	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14827	ELEC OTHER	900	04/01/2005
B0108897	NEW CONSTR	375,000	10/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2382/0382	7/29/2020	WD	U	I	11	100

GRANTOR: SUTTON DEBRA J & THOM
GRANTEE: SUTTON TRUST
1969/0837 2/11/2015 SW U I 30 137,500
GRANTOR: SUTTON DEBRA J
GRANTEE: SUTTON DEBRA J & TH

BUILDING NOTES												
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BUILDING DIMENSIONS
FOP=[YR=2002] W12 N18 W29 S19 FOP=[YR=2002] S3 W2 S7 W8 S4 W3 S2 W3 BAS=[YR=2002] W12 S47 E3 S3 E8 N3 E3 N2 FOP=[YR=2002] E2 UOP=[YR=2002] S3 E8 N3 W8 \$ E10 N4 W2 N4 W7 S4 W3 S4 \$ N4 E3 N4 E7 S4 E11 S3 E12 S9 FGR=[YR=2002] S31 E7 S2 E8 N2 E7 N26 PTO=[YR=2002] E3 N3 W3 S3 \$ N4 UOP=[YR=2002] E10 N10 W10 S10 \$ N1 W22 \$ E22 N31 FOP=[YR=2002] N11 W10 S11 E10 \$ W10 N11 E10 N20 W18 N8 W17 S24 W6 S2 W16 N9 \$ S9 E16 N2 E6 N23 W6 \$ E1 FSP=[YR=2002] E5 N1 E17 S8 E17 N7 W11 N18 W28 S18 \$ N18 E28 S18 E11 S7 E1 N8 \$ PTR= E15 FUS=[YR=2002] E16 S25 W4 S9 UOP=[YR=2002] S2 W8 N2 E8 \$ W8 N9 W4 N25 \$ W15 \$.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000								