

LOT 104
IN OR 1971/1211
FLORA PARKE 2A PB 6/239

GARNER JANET L
1314 N SNAPPER LN
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0104-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 70			
Interior Floo	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4041.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,310	100	2002	2,310	291,794
FGR	420	55	2002	231	29,180
FOP	50	30	2002	15	1,895
FSP	240	40	2002	96	12,126
TOTALS	3,020			2,652	334,994

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,652	107.5200	141.93	376,398	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM - 0% - 0

Heated Area: 2310

HX Base Yr

Floor plan diagram showing various areas labeled with codes and years: FSP 2002, BAS 2002, FUP 2002, FGR 2002. Dimensions are provided for each area and the overall lot.

Areas and Dimensions:

- FSP 2002: 24' x 7' (Total: 168 sq ft)
- BAS 2002: 48' x 33' (Total: 1584 sq ft)
- FUP 2002: 10' x 10' (Total: 100 sq ft)
- FGR 2002: 20' x 21' (Total: 420 sq ft)

Other Dimensions:

- Overall Lot: 48' x 33' (Total: 1584 sq ft)
- Basement Area: 10' x 10' (Total: 100 sq ft)
- Garage Area: 20' x 21' (Total: 420 sq ft)

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025

MLU