LOT 353
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

CCM REVOCABLE TRUST/COURTWAY-MEYERS CECE C TRUSTEE
95010 SNIPE COURT
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0353-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

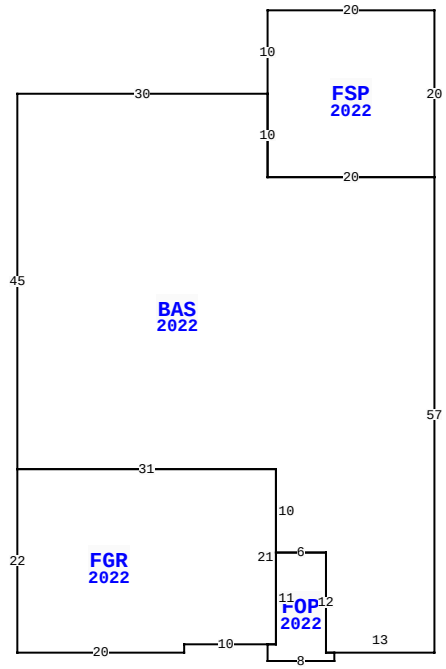
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,396	100	2022	2,396	538,717
FGR	671	55	2022	369	82,966
FOP	81	30	2022	24	5,396
FSP	400	40	2022	160	35,974
TOTALS	3,548			2,949	663,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,949	143.0172	225.97	666,386	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2396 HX Base Yr 2023



95010 SNIPE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		663,054
TOTAL MARKET OB/XF VALUE		15,696
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		878,750
SOH/AGL Deduction		238,067
ASSESSED VALUE		640,683
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		584,961
TOTAL JUST VALUE		878,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		813,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013055	CO ISSUED	0	11/01/2022
22002658	NEW CONSTR	412,406	02/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2622/0006	2/10/2023	WD	U	I	11	100
GRANTOR: MEYERS CECE CARTER						
GRANTEE: CCM REVOCABLE TRUST						
2605/1516	11/30/2022	SW	Q	I	01	700,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: MEYERS CECE CARTER						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W20 S10 BAS=[YR=2022] W30 S45 FGR=[YR=2022] S22 E20 N1 E10 FOP=[YR=2022] S2 E8 N1 W1 N12 W6 S11 W1$ E1 N21 W31$ E31 S10 E6 S12 E13 N57 W20 N10$ S10 E20 N20$.

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	2022	2022	3	99	1,980	
2	0811	CONCRETE B	0	100	0	0	782.00	SF	5.20	5.20	100	2022	2022	3	99	4,026	
3	0462	ST/AL FNC	0	100	0	0	1,020.00	SF	10.00	10.00	100	2022	2022	3	95	9,690	

LAND DESCRIPTION

TOTAL OB/XF 15,696

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 12/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS