LOT 359
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

ARREDONDO RUBEN R & MELISSA A
95065 SNIPE CT
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0359-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

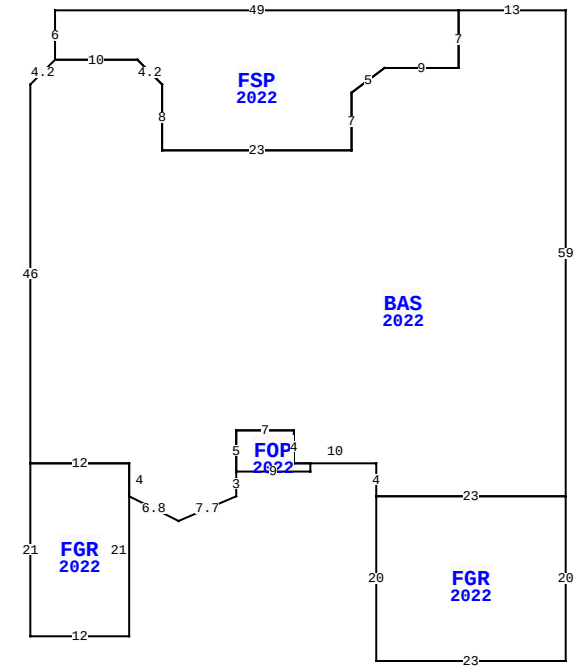
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,118	100	2022	3,118	481,284
FGR	252	55	2022	139	21,456
FGR	460	55	2022	253	39,052
FOP	37	30	2022	11	1,698
FSP	571	40	2022	228	35,194
TOTALS	4,438			3,749	578,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,749	132.0165	208.59	782,004	2022	2022	25	0	0	1.00	74.00

1 SFR CUST – 100% - 2025 Heated Area: 3118 HX Base Yr 2025



95065 SNIPE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		578,683
TOTAL MARKET OB/XF VALUE		6,170
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		784,853
SOH/AGL Deduction		0
ASSESSED VALUE		784,853
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		734,131
TOTAL JUST VALUE		784,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		918,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107069	NEW CONSTR	458,946	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2747/131	10/23/2024	WD	Q	I	02	789,000
GRANTOR: SASSOS PHILIP THEODOR						
GRANTEE: ARREDONDO RUBEN R &						
2550/1844	3/25/2022	SW	Q	I	01	657,400
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: SASSOS PHILIP THEOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 FSP=[YR=2022] W49 S6 E10 D3 R3 S8 E23 N7 U3 R4 E9 N7$ S7 W9 D3 L4 S7 W23 N8 U3 L3 W10 D3 L3 S46
FGR=[YR=2022] S21 E12 N21 W12$ E12 S4 D3 R6 U3 R7 N3
FOP=[YR=2022] E9 N1 W2 N4 W7 S5$ N5 E7 S4 E10 S4
FGR=[YR=2022] S20 E23 N20 W23$ E23 N59$.

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	0812	CONCRETE C	0	100	0	0	1,058.00	SF	4.00	4.00	100	2022	2022	3	99	4,190	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 6,170

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	000135	C	RES NATURAL	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 10/25/2022 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS