LOT 360
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

CARDOZA TIMTOHY J REV TRUST
95045 SNIPE COURT
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0360-0000

BUILDING CHARACTERISTICS

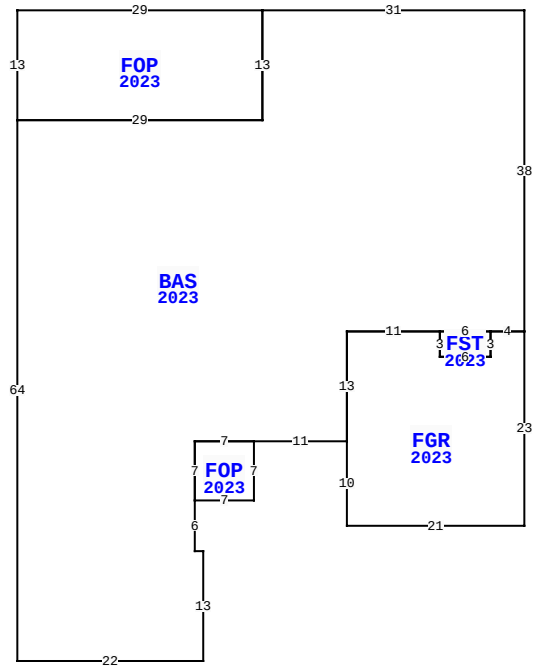
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,969	100	2023	2,969	596,621
FGR	465	55	2023	256	51,443
FOP	49	30	2023	15	3,014
FOP	377	30	2023	113	22,707
FST	18	55	2023	10	2,010
TOTALS	3,878			3,363	675,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,363	127.8230	201.96	679,191	2023	2023	0	0	0	0.50	99.50

1 SFR CUST – 0% - 2024 Heated Area: 2969 HX Base Yr



95045 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	675,795
TOTAL MARKET OB/XF VALUE	26,658
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	902,453
SOH/AGL Deduction	0
ASSESSED VALUE	902,453
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	902,453
TOTAL JUST VALUE	902,453
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	836,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006709	CO		03/17/2023
2206057	SWIM POOL	0	07/01/2022
22006709	NEW CONSTR	489,676	04/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2628/1433	3/29/2023	SW	Q	I	02	881,800
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: CARDOZA TIMOTHY J R						
2457/1112	4/28/2021	SW	U	V	30	3,800,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=157,3] W31 S13 W29 S64 E22 N13 W1 N6 N7 E7 E11 N13 E11 E6 E4 N38 $
FOP=[YR=2023;ORIG=97,3] E29 S13 W29 N13 $
FST=[YR=2023;ORIG=147,41] E6 S3 W6 N3 $
FGR=[YR=2023;ORIG=136,41] E11 S3 E6 N3 E4 S23 W21 N10 N13 $
FOP=[YR=2023;ORIG=118,54] E7 S7 W7 N7 $
.

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	0502	FP-CUSTOM	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2023	2023		100	10,000	
2	0462	ST/AL FNC	0	0	0	0	312.00	SF	10.00	10.00	100	2023	2023		98	3,058	
3	0855	CONC PAVER	0	0	0	0	1,360.00	SF	10.00	10.00	100	2023	2023		100	13,600	

LAND DESCRIPTION

TOTAL OB/XF 26,658

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

REVIEW DATE 06/12/2023 BY MLU Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS