LOT 361
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

CLINE SCOTT KEVIN & PATRICIA ELLEN
95025 SNIPE CT
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0361-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

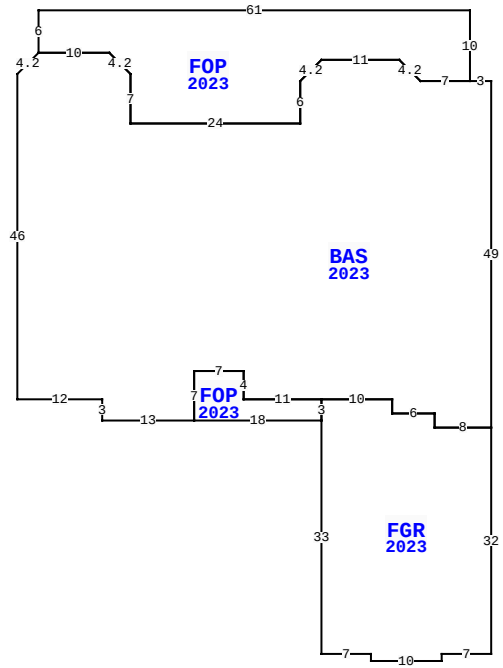
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	3,023	100	2023	3,023	601,607
FGR	830	55	2023	456	90,749
FOP	82	30	2023	25	4,975
FOP	665	30	2023	200	39,802
TOTALS	4,600			3,704	737,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,704	125.9586	199.01	737,133	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 3023 HX Base Yr 2025



95025 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		737,133
TOTAL MARKET OB/XF VALUE		44,878
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		982,011
SOH/AGL Deduction		0
ASSESSED VALUE		982,011
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		931,289
TOTAL JUST VALUE		982,011
NCON VALUE		35,050
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		874,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240008721	12X30 VINYL POOL	115,000	07/26/2024
CO230006291			05/15/2023
22003779	NEW CONSTR	523,274	03/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2655/1498	7/10/2023	SW	Q	I	02	894,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: CLINE SCOTT KEVIN &						
2457/1112	4/28/2021	SW	U	V	30	3,800,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		100	3,500	
2	0812	CONCRETE C	0	100	0	0	1,582.00	SF	4.00	4.00	100	2023	2023		100	6,328	
3	0862	POOL VINYL	0	100	30	12	360.00	SF	50.00	50.00	100	2025	2024		100	18,000	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
5	0855	CONC PAVER	0	100	0	0	710.00	SF	10.00	10.00	100	2025	2024		100	7,100	
6	1076	TRELLIS A	0	100	10	14	140.00	SF	7.50	7.50	100	2025	2024		100	1,050	
7	0462	ST/AL FNC	0	100	150	4	600.00	SF	10.00	10.00	100	2025	2024		100	6,000	
8	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2025	2024		100	900	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,33] W3 W7 U3L3 W11 D3L3 S6 W24 N7 U3L3 W10 D3L3 S46 E12 S3 E13 N7 E7 S4 E11 E10 S2 E6 S2 E8 N49 $
FGR=[YR=2023;ORIG=80,82] W8 N2 W6 N2 W10 S3 S33 E7 S1 E10 N1 E7 N32 $
FOP=[YR=2023;ORIG=77,23] S10 W7 U3L3 W11 D3L3 S6 W24 N7 U3L3 W10 N6 E61 $
FOP=[YR=2023;ORIG=38,74] E7 S4 E11 S3 W18 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 44,878

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	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 01/30/2025 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS