

LOT 362
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

GRAY FAMILY TRUST/GRAY STEVEN A TRUSTEE
95015 SNIPE COURT
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0362-0000



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/LAMMT 60
Interior Floo	14	CARPET 40
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

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

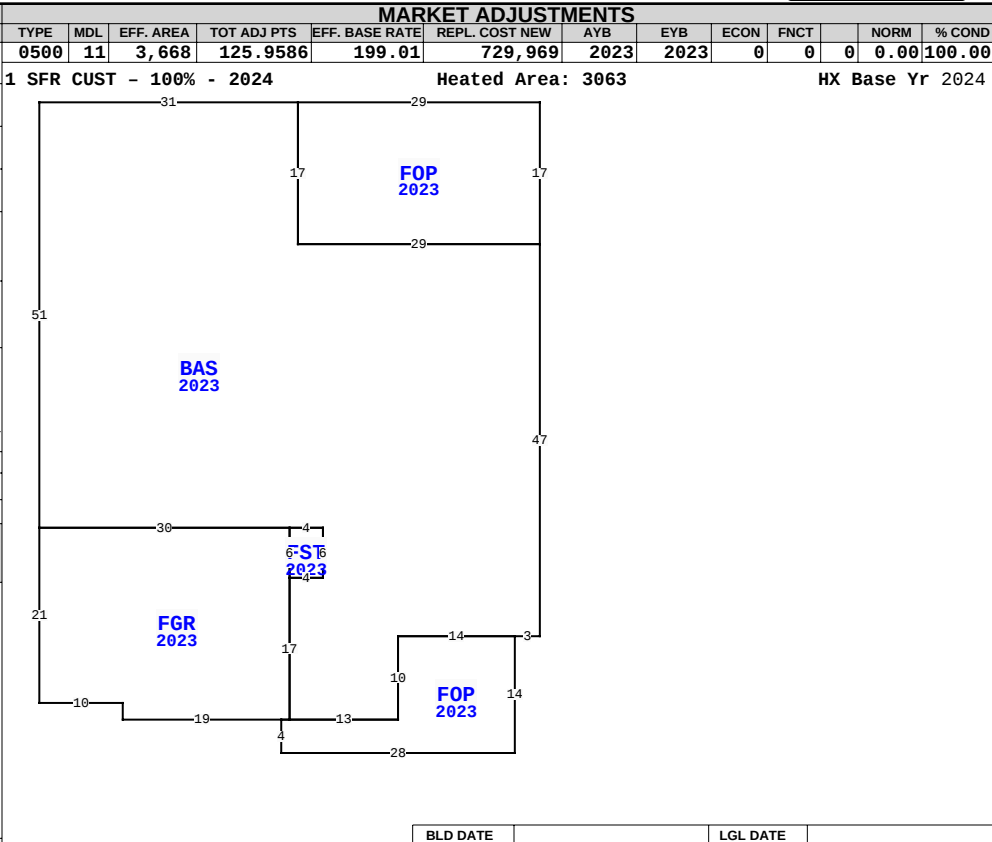
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,063	100	2023	3,063	609,568
FGR	670	55	2023	368	73,236
FOP	252	30	2023	76	15,125
FOP	493	30	2023	148	29,453
FST	24	55	2023	13	2,587
TOTALS	4,502			3,668	729,969

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0501	FP-AVERAGE	0	100	0	0		1.00	UT 5,000.00	5,000.00	100	2023	2023	100	5,000	
2	0812	CONCRETE C	0	100	0	0		1,006.00	SF 4.00	4.00	100	2023	2023	100	4,024	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



95015 SNIPE CT, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	9,024
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		729,969	
TOTAL MARKET OB/XF VALUE		9,024	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		938,993	
SOH/AGL Deduction		215,775	
ASSESSED VALUE		723,218	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		672,496	
TOTAL JUST VALUE		938,993	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		867,056	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			11/13/2023
2300196	NEW CONSTR	521,932	01/06/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2752/1607	11/20/2024	TD	U	I	11	100	
GRANTOR: GRAY STEVEN							
GRANTEE: GRAY FAMILY TRUST							
2680/796	11/16/2023	SW	Q	I	01	880,000	
GRANTOR: FF FLORIDA RESIDENTIA							
GRANTEE: GRAY STEVEN							

BUILDING NOTES																
BAS=[YR=2023;ORIG=90,10] W29 N17 W31 S51 E30 E4 S6 W4 S17 E13 N10 E14 E3 N47 \$																
FOP=[YR=2023;ORIG=61,-7] E29 S17 W29 N17 \$																
FGR=[YR=2023;ORIG=30,44] E30 S6 S17 W1 W19 N2 W10 N21 \$																
FST=[YR=2023;ORIG=60,44] E4 S6 W4 N6 \$																
FOP=[YR=2023;ORIG=87,57] W14 S10 W13 W1 S4 E28 N14 \$																