

LOT 65
THE HIDEAWAY #3 REPLAT
PB 7/313

DIAZ JOEL & KATHERINE
95241 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2025

42-2N-27-4371-0065-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

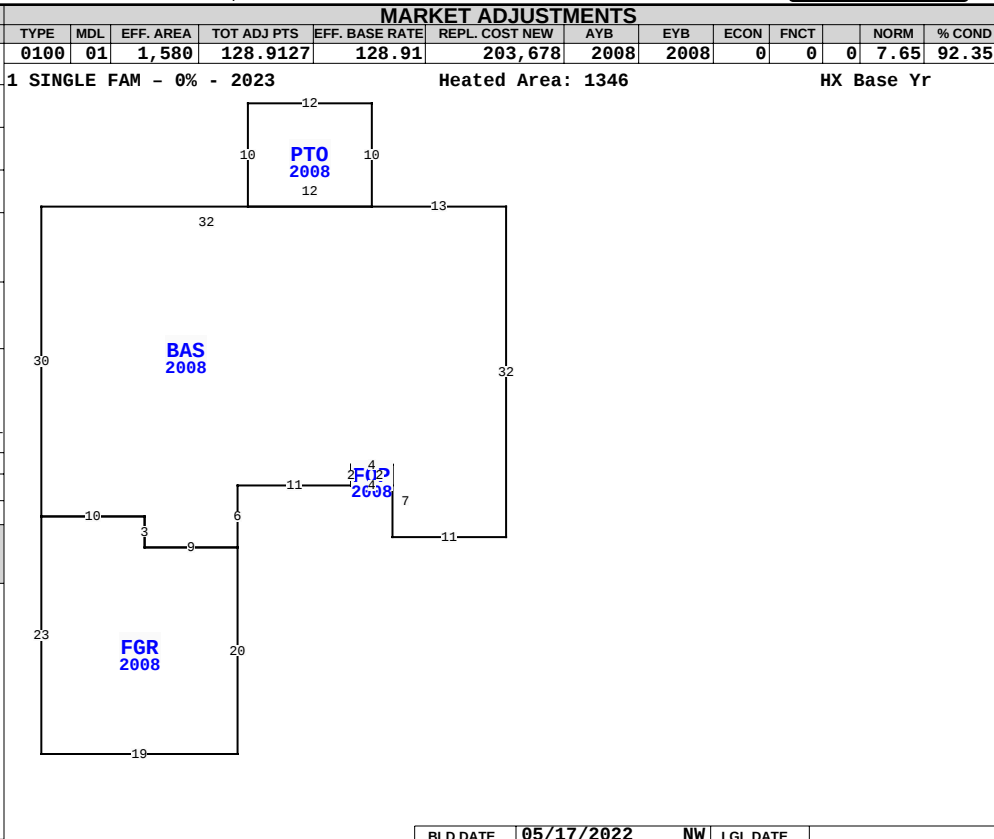
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,346	100	2008	1,346	160,239
FGR	410	55	2008	226	26,905
FOP	8	30	2008	2	238
PTO	120	5	2008	6	714
TOTALS	1,884			1,580	188,097

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	0810	CONCRETE A	0	0	0	0	457.00	SF	6.50	6.50	100	2008	2008	3	88	2,614	
2	0810	CONCRETE A	0	0	0	0	158.00	SF	6.50	6.50	100	2008	2008	3	88	904	
3	0810	CONCRETE A	0	0	18	18	324.00	SF	6.50	6.50	100	2008	2008	3	88	1,853	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



86050 VENETIAN AVE, YULEE	BLD DATE 05/17/2022 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF																	5,371
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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				188,097	
TOTAL MARKET OB/XF VALUE				5,371	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				243,468	
SOH/AGL Deduction				0	
ASSESSED VALUE				243,468	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				243,468	
TOTAL JUST VALUE				243,468	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				235,100	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20834	CO ISSUED	0	12/01/2007
E20312	ELEC OTHER	2,000	12/01/2007
M13530	MECH OTHER	0	12/01/2007
R10909	REPAIR/RRF	15,000	12/01/2007
B20834	NEW CONSTR	198,200	12/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2604/0476	11/21/2022	WD	Q	I	01	311,000
GRANTOR: BICKEL GARY						
GRANTEE: DIAZ JOEL & KATHERI						
2224/1925	9/12/2018	WD	Q	I	01	189,000
GRANTOR: CARPENTER JERRY E II						
GRANTEE: BICKEL GARY						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2008] W13 PTO=[YR=2008] N10 W12 S10 E12\$ W32 S30																
FGR=[YR=2008] S23 E19 N20 W9 N3 W10\$ E10 S3 E9 N6 E11																
FOP=[YR=2008] E4 N2 W4 S2\$ N2 E4 S7 E11 N32\$.																