LOT 11
OAK CREST #2 PB 5/204

TAYLOR DAWN/
1401 SOUTH SNAPPER LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0411-0011-0000

BUILDING CHARACTERISTICS

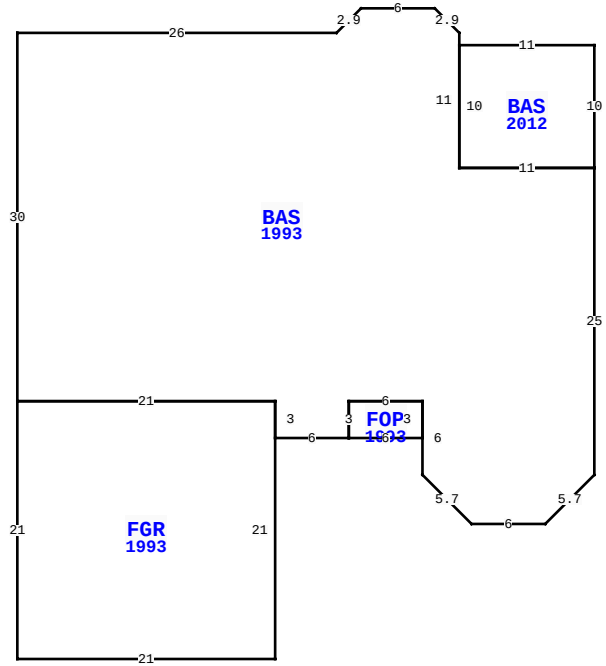
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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 02
NEIGHBORHOOD/LOC	2008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,447	100	1993	1,447	228,740
BAS	110	100	2012	110	17,388
FGR	441	55	1993	243	38,413
FOP	18	30	1993	5	790
TOTALS	2,016			1,805	285,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,805	133.4000	185.43	334,701	1989	1995	0	0	0	14.75	85.25

1 SNGL FAM 100% - 1999 Heated Area: 1557 HX Base Yr 1999



1401 SOUTH SNAPPER LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		285,333
TOTAL MARKET OB/XF VALUE		49,916
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		540,249
SOH/AGL Deduction		399,514
ASSESSED VALUE		140,735
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		89,324
TOTAL JUST VALUE		540,249
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530356	SWIM POOL	26,450	04/01/2015
5542	NEW CONSTR	2,173	11/29/1988
5321	NEW CONSTR	51,860	11/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	3/12/1998	CN	Q	I		98,000
GRANTOR: SAKALOSKY PAUL & DORI						
GRANTEE: TAYLOR DAWN						
0667/1512	10/02/1992	WD	Q	I	05	72,500
GRANTOR: CITIBANK FSB						
GRANTEE: SAKALOSKY PAUL						

BUILDING NOTES

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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	81	1,620	
3	1242	WD DECK A	0	100	0	0	192.00	SF	10.00	10.00	100	2000	2000	3	20	384	
4	0510	GARAGE WD-	0	100	20	16	320.00	SF	35.00	35.00	100	2000	2000	3	26	2,912	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2015	2015	04	90	45,000	

BUILDING DIMENSIONS

BAS=[YR=1993] U2 L2 W6 D2 L2 W26 S30 FGR=[YR=1993] S21 E21 N21 W21 $ E21 S3 E6 FOP=[YR=1993] E6 N3 W6 S3 $ N3 E6 S6 D4 R4 E6 U4 R4 N25 BAS=[YR=2012] N10 W11 S10 E11 $ W11 N11$.

LAND DESCRIPTION

TOTAL OB/XF 49,916

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	000100	C	RES	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	205,000.00	205,000.00	205,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS