

LOT 15
IN OR 2160/1128
OAK CREST #2 PB 5/204

HOOP GEORGE & KIMBERLY
1409 S SNAPPER LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-0411-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2008.00		

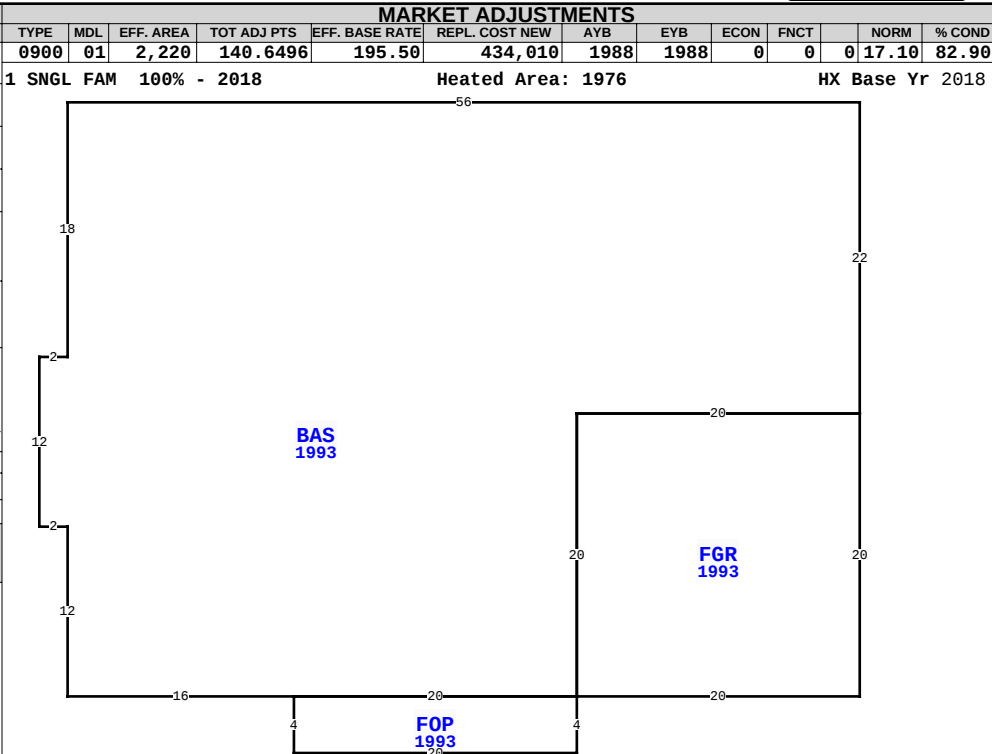
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1993	1,976	320,249
FGR	400	55	1993	220	35,655
FOP	80	30	1993	24	3,890

TOTALS	2,456			2,220	359,794
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
8	1076	TRELLIS A	0	100	14	5	70.00	SF	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RG-1	0.00	0.00	1.00

REVIEW DATE	01/31/2024	BY	KBA
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1409 SOUTH SNAPPER LN, FERNANDINA BEACH	BLD DATE	LGL DATE	04/28/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1988	1988	04	85	42,500	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
8	1076	TRELLIS A	0	100	14	5	70.00	SF	7.50	7.50	100	2000	2000	3	85	446	

TOTAL OB/XF													45,046	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	205,000.00	205,000.00	205,000.00			

Total Acres: 0.00	Total Land Value: 205,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				359,794	
TOTAL MARKET OB/XF VALUE				45,046	
TOTAL LAND VALUE - MARKET				205,000	
TOTAL MARKET VALUE				609,840	
SOH/AGL Deduction				288,127	
ASSESSED VALUE				321,713	
TOTAL EXEMPTION VALUE		HX HB VX		56,411	
BASE TAXABLE VALUE				265,302	
TOTAL JUST VALUE				609,840	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				561,851	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2160/1128	10/23/2017	SW	Q	I	01	302,000	
GRANTOR: RESIDENTIAL CREDIT OP							
GRANTEE: HOOP GEORGE & KIMBE							
2109/0305	3/16/2017	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: RESIDENTIAL CREDIT							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W56 S18 W2 S12 E2 S12 E16 FOP=[YR=1993] S4 E20 N4 FGR=[YR=1993] E20 N20W20 S20 \$ W20 \$ E20 N20 E20N22 \$.									