LOT 18
OAK CREST #2 PB 5/204

FULTON JOHN S & ROCHELLE L
1404 S SNAPPER LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-0411-0018-0000

BUILDING CHARACTERISTICS

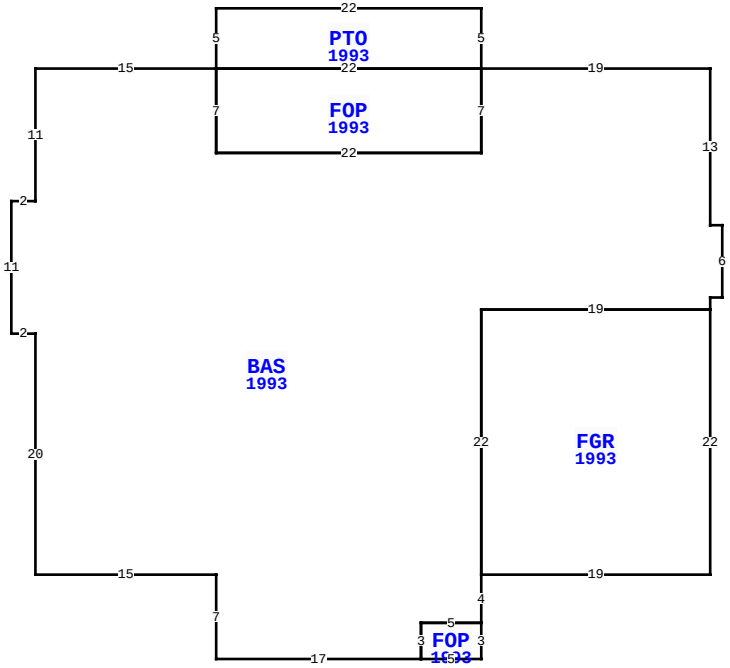
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,947	100	1993	1,947	296,161
FGR	418	55	1993	230	34,986
FOP	15	30	1993	4	609
FOP	154	30	1993	46	6,997
PTO	110	5	1993	6	913
TOTALS	2,644			2,233	339,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,233	128.3653	178.43	398,434	1989	1994	0	0	0	14.75	85.25

1 SNGL FAM 100% - 2022 Heated Area: 1947 HX Base Yr 2022



1404 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		339,665
TOTAL MARKET OB/XF VALUE		2,170
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		546,835
SOH/AGL Deduction		95,422
ASSESSED VALUE		451,413
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		400,002
TOTAL JUST VALUE		546,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		528,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20213268	REPAIR/RRF	0	03/01/2021
3021	H/AC	1,900	05/18/1989
5926	NEW CONSTR	1,600	05/16/1989
3517	NEW CONSTR	1,500	05/15/1989
5716	NEW CONSTR	96,485	05/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2430/1144	1/29/2021	WD	Q	I	02	439,000
GRANTOR: GIDDINGS CHRISTOPHER						
GRANTEE: FULTON JOHN S & ROC						
2428/0332	1/22/2021	FJ	U	I	11	0
GRANTOR: GIDDINGS THOMAS L EST						
GRANTEE: GIDDINGS CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 PTO=[YR=1993] N5 W22 S5 FOP=[YR=1993] S7 E22 N7 W22 $ E22 $ S7 W22 N7 W15 S11 W2 S11 E2 S20 E15 S7 E17 FOP=[YR=1993] E5 N3 W5 S3 $ N3 E5 N4 FGR=[YR=1993] E19 N22 W19 S22 $ N22 E19 N1 E1 N6 W1 N13 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 2,170

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