LOT 22 IN OR 586/1219
OAK CREST #2 PB5/204

BOURASSA FILLIMENA A
1318 N SNAPPER LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-0411-0022-0000

BUILDING CHARACTERISTICS

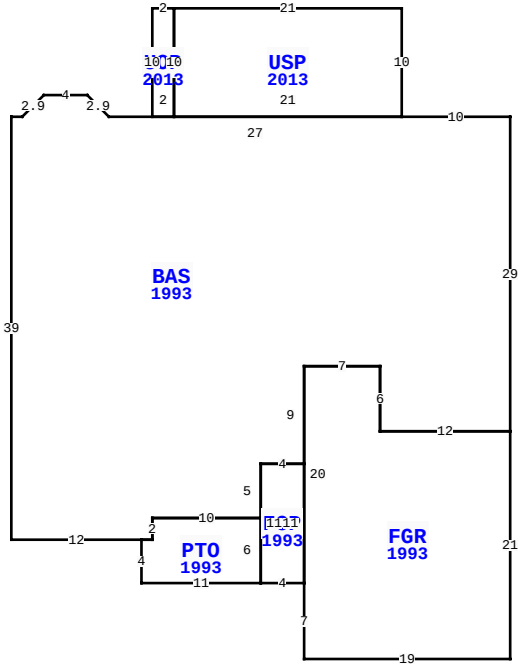
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 02
NEIGHBORHOOD/LOC	2008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,526	100	1993	1,526	216,670
FGR	441	55	1993	243	34,503
FOP	44	30	1993	13	1,846
PTO	64	5	1993	3	426
UOP	20	20	2013	4	568
USP	210	30	2013	63	8,945
TOTALS	2,305			1,852	262,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,852	120.9271	168.09	311,303	1989	1995	0	0	0	15.53	84.47

1 SNGL FAM 100% - 1990 Heated Area: 1526 HX Base Yr 1990



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

1318 NORTH SNAPPER LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		262,958
TOTAL MARKET OB/XF VALUE		2,650
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		470,608
SOH/AGL Deduction		339,975
ASSESSED VALUE		130,633
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		74,222
TOTAL JUST VALUE		470,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3210	H/AC	1,900	11/22/1989
6291	NEW CONSTR	1,600	11/07/1989
3670	NEW CONSTR	1,500	10/09/1989
6042	NEW CONSTR	78,515	10/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0586/1219	12/27/1989	WD	Q	I		84,800
GRANTOR: SEAWARD HOMES INC						
GRANTEE: BOURASSA FILLIMENA						
0586/1218	12/27/1989	WD	Q	V		19,000
GRANTOR: MIDLAND PROPERTIES						
GRANTEE: SEAWARD HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 USP=[YR=2013] N10 W21 UOP=[YR=2013] W2 S10 E2 N10$ S10 E21 $ W27 U2 L2 W4 D2 L2 W1 S39 E12 PTO=[YR=1993] S4 E11 FOP=[YR=1993] E4 FGR=[YR=1993] S7 E19 N21 W12 N6 W7 S20 $ N11 W4 S11 $ N6 W10 S2 W1 $ E1 N2 E10 N5 E4 N9 E7 S6 E12 N29 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1992	1992	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 2,650

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