

LOT 23
IN OR 858/1646
OAK CREST #2 PB 5/204

LENTJES CURTIS E & LINDA SUE
1316 N SNAPPER LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-0411-0023-0000



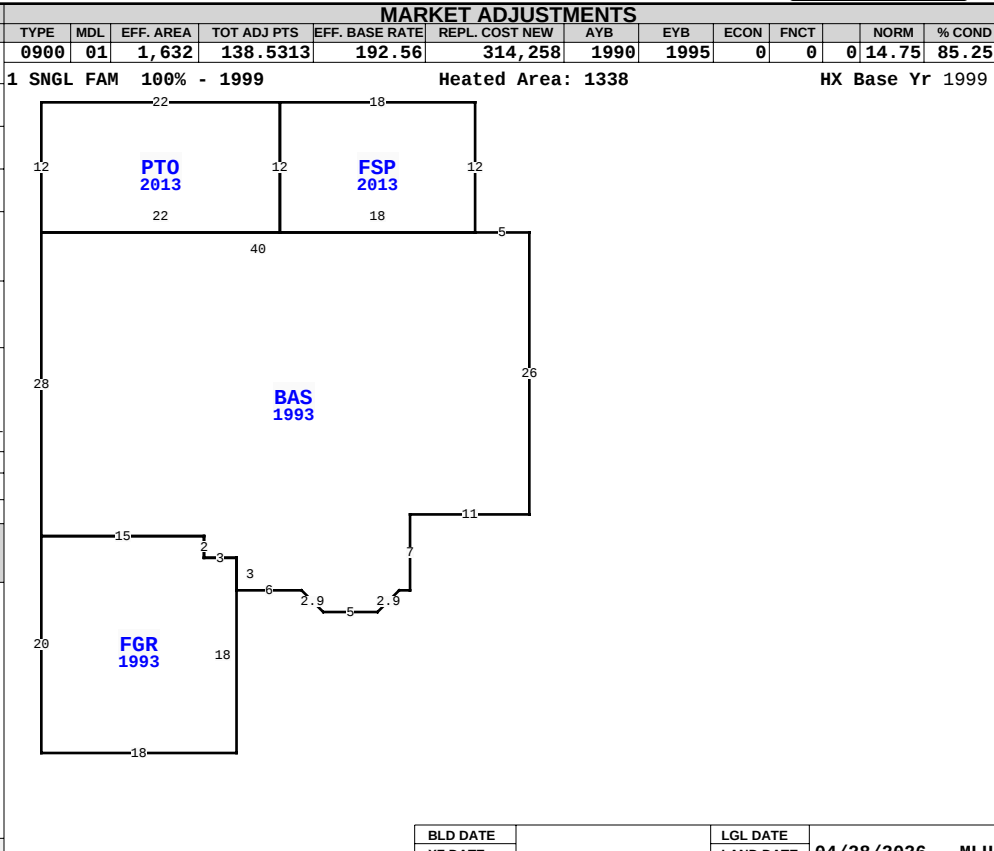
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,338	100	1993	1,338	219,642
FGR	354	55	1993	195	32,011
FSP	216	40	2013	86	14,117
PTO	264	5	2013	13	2,134
TOTALS	2,172			1,632	267,905

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	

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



TOTAL OB/XF											
2,720											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	267,905		
TOTAL MARKET OB/XF VALUE	2,720		
TOTAL LAND VALUE - MARKET	205,000		
TOTAL MARKET VALUE	475,625		
SOH/AGL Deduction	344,844		
ASSESSED VALUE	130,781		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	79,370		
TOTAL JUST VALUE	475,625		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	463,334		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6164	NEW CONSTR	50,236	12/12/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0858/1646	12/11/1998	WD	U	I	
GRANTOR: SALVATI PAUL P					SALE PRICE
GRANTEE: LENTJES CURTIS & LI					113,500
GRANTOR: ROTUNDA VALERIE B					
GRANTEE: SALVATI PAUL P					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W5 FSP=[YR=2013] N12 W18 PTO=[YR=2013] W22 S12 E22 N12\$ S12 E18\$ W40 S28 FGR=[YR=1993] S20E18 N18 W3 N2 W15 \$ E15 S2 E3 S3 E6 D2 R2 E5 U2 R2 E1 N7 E11 N26 \$.											