LOT 25
OAK CREST #2 PB5/204

TOMASINI RUSSEL & BRENDA
1312 NORTH SNAPPER LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0411-0025-0000

NASSAU COUNTY PROPERTY

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 100
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

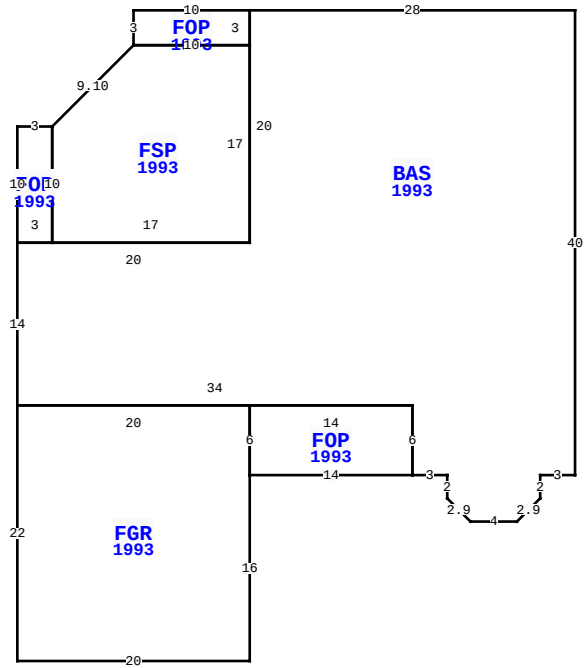
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	255,554
FGR	440	55	1993	242	46,015
FOP	30	30	1993	9	1,711
FOP	30	30	1993	9	1,711
FOP	84	30	1993	25	4,754
FSP	265	40	1993	106	20,155
TOTALS	2,193			1,735	329,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,735	140.3000	195.02	338,360	1989	2019	0	0	0	2.50	97.50

1 SNGL FAM 0% - 2023 Heated Area: 1344 HX Base Yr



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

1312 NORTH SNAPPER LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	329,901
TOTAL MARKET OB/XF VALUE	2,170
TOTAL LAND VALUE - MARKET	205,000
TOTAL MARKET VALUE	537,071
SOH/AGL Deduction	0
ASSESSED VALUE	537,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	537,071
TOTAL JUST VALUE	537,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	519,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0304	ADDITION	5,250	06/01/1993
5752	NEW CONSTR	1,800	03/07/1989
2935	H/AC	2,300	03/07/1989
3388	NEW CONSTR	2,400	02/10/1989
5488	NEW CONSTR	48,440	02/01/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/1762	3/29/2022	WD	Q	I	01	525,000
GRANTOR: BOURQUIN GEORGE THOMA						
GRANTEE: TOMASINI RUSSELL &						
2171/0693	12/12/2017	WD	Q	I	01	295,000
GRANTOR: CARTUS FINANCIAL CORP						
GRANTEE: BOURQUIN GEORGE THO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FOP=[YR=1993] W10 S3 FSP=[YR=1993] L7 D7 FOP=[YR=1993] W3 S10 E3 N10 $ S10 E17 N17 W10 $E10 N3 $ S20 W20 S14 FGR=[YR=1993] S22 E20 N16 FOP=[YR=1993] E14 N6 W14S6 $ N6 W20 $ E34 S6 E3 S2 D2 R2 E4 U2 R2 N2 E3N40 $.

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	0	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	0		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