LOT 357
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

AAROE GALE ROBERT/MULDER HARMINA
95050 SNIPE COURT
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0357-0000

BUILDING CHARACTERISTICS

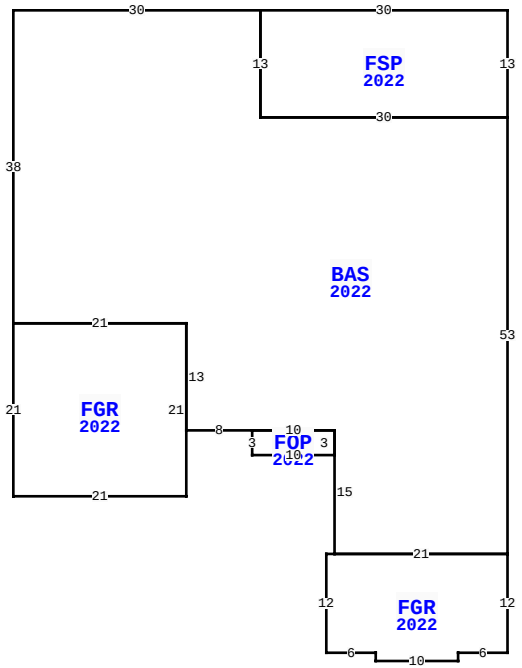
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,712	100	2022	2,712	586,088
FGR	274	55	2022	151	32,632
FGR	441	55	2022	243	52,514
FOP	30	30	2022	9	1,945
FSP	390	40	2022	156	33,713
TOTALS	3,847			3,271	706,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,271	132.1709	219.40	717,657	2022	2022	0	0	0	1.50	98.50

1 SFR CUST 100% - 2025 Heated Area: 2712 HX Base Yr 2025



95050 SNIPE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		706,892
TOTAL MARKET OB/XF VALUE		1,980
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		908,872
SOH/AGL Deduction		0
ASSESSED VALUE		908,872
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		857,461
TOTAL JUST VALUE		908,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		907,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018513	CO ISSUED	0	12/16/2022
22002110	NEW CONSTR	462,505	02/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2757/178	12/18/2024	WD	Q	I	02	925,000
GRANTOR: VOLLMAN SHARON ANN &						
GRANTEE: AAROE GALE ROBERT						
2610/0122	12/21/2022	SW	Q	I	01	836,200
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: VOLLMAN SHARON ANN						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W30 BAS=[YR=2022] W30 S38 FGR=[YR=2022] S21 E21 N21 W21$ E21 S13 E8 FOP=[YR=2022] S3 E10 N3 W10$ E10 S15 FGR=[YR=2022] W1 S12 E6 S1 E10 N1 E6 N12 W21$ E21 N53 W30 N13$ S13 E30 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 1,980

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS