LOT 359
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

ARREDONDO RUBEN R & MELISSA A
95065 SNIPE CT
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0359-0000

BUILDING CHARACTERISTICS

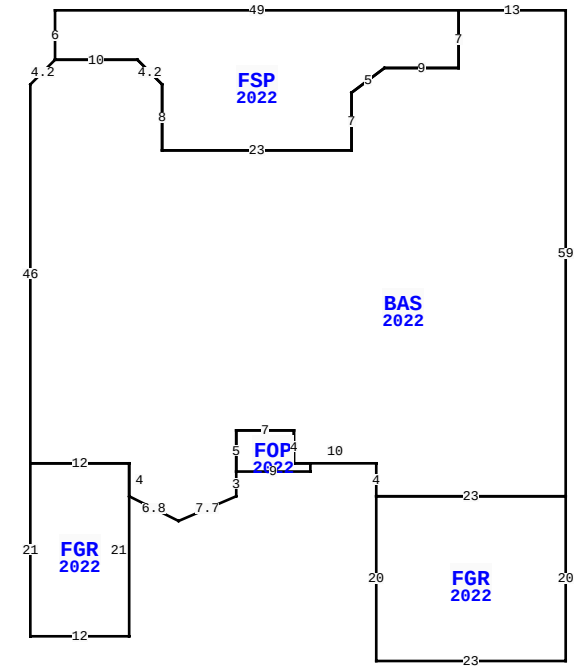
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,118	100	2022	3,118	651,869
FGR	252	55	2022	139	29,060
FGR	460	55	2022	253	52,894
FOP	37	30	2022	11	2,300
FSP	571	40	2022	228	47,667
TOTALS	4,438			3,749	783,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,749	127.8585	212.25	795,725	2022	2022	0	0	0	1.50	98.50

1 SFR CUST 100% - 2026 Heated Area: 3118 HX Base Yr



95065 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		783,789
TOTAL MARKET OB/XF VALUE		1,980
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		985,769
SOH/AGL Deduction		0
ASSESSED VALUE		985,769
TOTAL EXEMPTION VALUE	13	985,769
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		985,769
NCON VALUE		198,931
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		784,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107069	NEW CONSTR	458,946	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2747/131	10/23/2024	WD	Q	I	02	789,000
GRANTOR: SASSOS PHILIP THEODOR						
GRANTEE: ARREDONDO RUBEN R &						
2550/1844	3/25/2022	SW	Q	I	01	657,400
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: SASSOS PHILIP THEOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 FSP=[YR=2022] W49 S6 E10 D3 R3 S8 E23 N7 U3 R4 E9 N7$ S7 W9 D3 L4 S7 W23 N8 U3 L3 W10 D3 L3 S46
FGR=[YR=2022] S21 E12 N21 W12$ E12 S4 D3 R6 U3 R7 N3
FOP=[YR=2022] E9 N1 W2 N4 W7 S5$ N5 E7 S4 E10 S4
FGR=[YR=2022] S20 E23 N20 W23$ E23 N59$.

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	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