



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
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

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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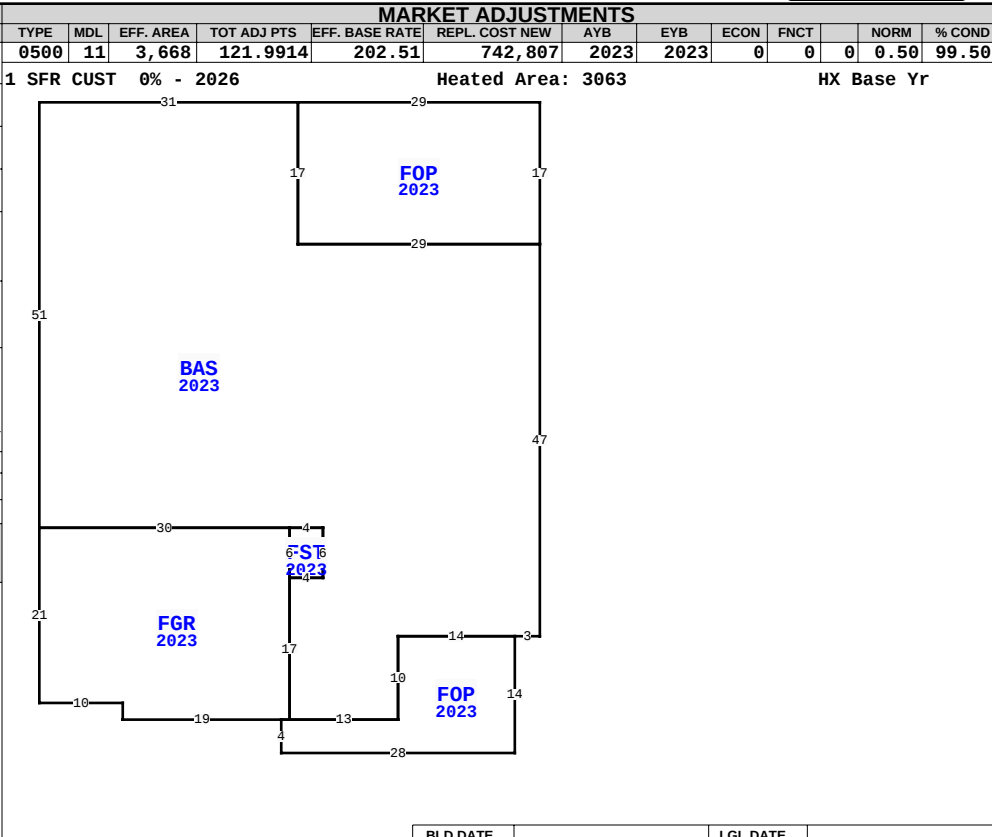
NEIGHBORHOOD/LOC	4042.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,063	100	2023	3,063	617,187
FGR	670	55	2023	368	74,151
FOP	252	30	2023	76	15,314
FOP	493	30	2023	148	29,821
FST	24	55	2023	13	2,620
TOTALS	4,502			3,668	739,093

EXTRA FEATURES		
L	OB/XF CODE	DESCRIPTION

L	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	0501	FP-AVERAGE	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2023		99	4,950	

LAND DESCRIPTION		
L	USE CODE	CLS
1	000100	C



95015 SNIPE CT, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L	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	0501	FP-AVERAGE	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2023		99	4,950	

LAND DESCRIPTION		
L	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,668	121.9914	202.51	742,807	2023	2023	0	0	0.50	99.50

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		739,093
TOTAL MARKET OB/XF VALUE		4,950
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		944,043
SOH/AGL Deduction		0
ASSESSED VALUE		944,043
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		944,043
TOTAL JUST VALUE		944,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		938,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			11/13/2023
2300196	NEW CONSTR	521,932	01/06/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2752/1607	11/20/2024	TD	U	I	11	100
GRANTOR: GRAY STEVEN						
GRANTEE: GRAY FAMILY TRUST						
2680/796	11/16/2023	SW	Q	I	01	880,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: GRAY STEVEN						

BUILDING NOTES

BUILDING DIMENSIONS																	
BAS=[YR=2023;ORIG=90,10] W29 N17 W31 S51 E30 E4 S6 W4 S17 E13 N10 E14 E3 N47 \$																	
FOP=[YR=2023;ORIG=61,-7] E29 S17 W29 N17 \$																	
FGR=[YR=2023;ORIG=30,44] E30 S6 S17 W1 W19 N2 W10 N21 \$																	
FST=[YR=2023;ORIG=60,44] E4 S6 W4 N6 \$																	
FOP=[YR=2023;ORIG=87,57] W14 S10 W13 W1 S4 E28 N14 \$																	