LOT 6
IN OR 2210/1122
AMELIA CONCOURSE SUB PHASE 2

QUENTIN JAMES A & CANDACE R
95257 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0006-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 70
Interior Floo	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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

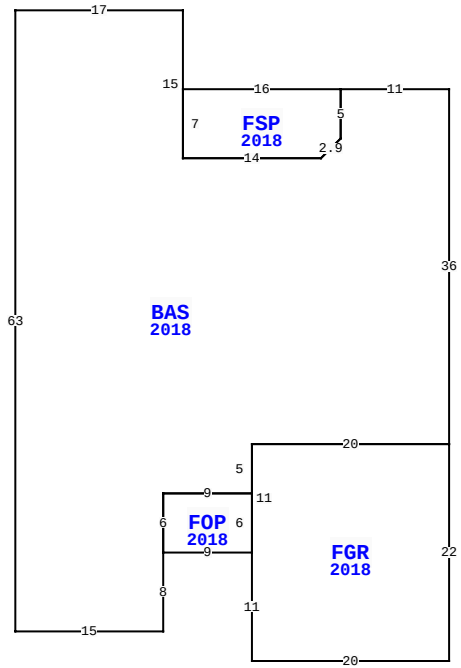
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100	1,940	211,346
FGR	440	55	242	26,364
FOP	54	30	16	1,743
FSP	110	40	44	4,793
TOTALS	2,544		2,242	244,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,242	122.5539	110.60	247,965	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1940 HX Base Yr



95257 SNAPDRAGON DR, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		244,246
TOTAL MARKET OB/XF VALUE		17,868
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		337,114
SOH/AGL Deduction		0
ASSESSED VALUE		337,114
TOTAL EXEMPTION VALUE	13	337,114
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		337,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006830	CO ISSUED	0	07/03/2018
B180647	NEW CONSTR	249,128	01/22/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2210/1122	7/03/2018	WD	Q	I	01	264,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: QUENTIN JAMES A & C						
2183/1672	3/13/2018	WD	U	V	11	100
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W11 FSP=[YR=2018] W16 S7 E14 U2 R2 N5$ S5 D2 L2 W14 N15 W17 S63 E15 N8 FOP=[YR=2018] E9 FGR=[YR=2018] S11 E20 N22 W20 S11$ N6 W9 S6$ N6 E9 N5 E20 N36$.

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	0811	CONCRETE B	0	100	0	0	707.00	SF	5.20	5.20	100	2018	2018	3	98	3,603	
2	0476	VF 6 SBPL	0	100	0	0	138.00	LF	32.00	32.00	100	2018	2018	3	95	4,195	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	
4	0855	CONC PAVER	0	100	0	0	950.00	SF	10.00	10.00	100	2021	2021	3	100	9,500	

LAND DESCRIPTION

TOTAL OB/XF 17,868

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	000136	C	SFR INT	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/30/2018 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS