

LOT 8
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

LANE ALEXANDER J & KEZIAH G
95249 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0008-0000



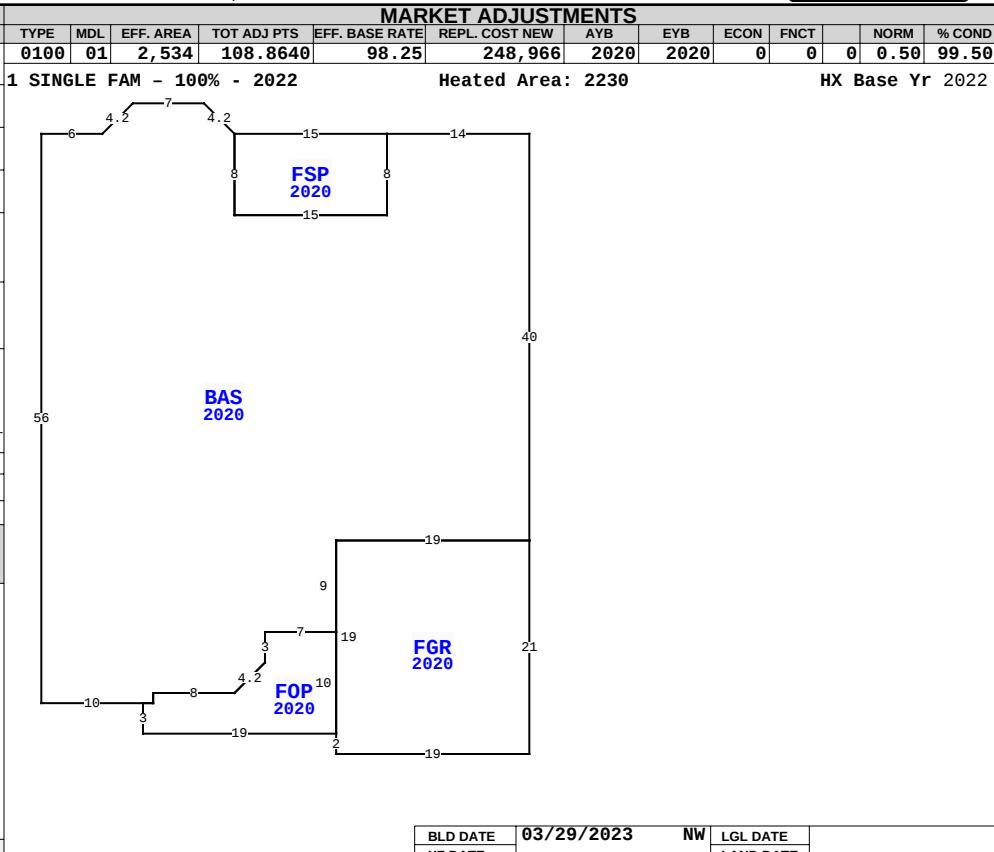
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,230	100	2,230	218,003
FGR	399	55	219	21,409
FOP	122	30	37	3,617
FSP	120	40	48	4,692
TOTALS	2,871		2,534	247,721

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	7	3	21.00	SF	6.50	6.50	100	2020
2	0810	CONCRETE A	0 100	0	0	658.00	SF	6.50	6.50	100	2020
3	0476	VF 6 SBPL	0 100	0	0	50.00	LF	32.00	32.00	100	2020
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00



95249 SNAPDRAGON DR, FERNANDINA BEACH											
TOTAL OB/XF 6,231											

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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 4											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 247,721											
TOTAL MARKET OB/XF VALUE 6,231											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 328,952											
SOH/AGL Deduction 15,868											
ASSESSED VALUE 313,084											
TOTAL EXEMPTION VALUE HX HB XM 50,000											
BASE TAXABLE VALUE 263,084											
TOTAL JUST VALUE 328,952											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 303,965											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1911073	C0 ISSUED	0	02/05/2020
B1911073	NEW CONSTR	298,821	10/22/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2495/0195	9/02/2021	WD	Q	I	01	435,000
GRANTOR: KNIGHT GUY ANDREW & C						
GRANTEE: LANE ALEXANDER J &						
2341/1209	2/21/2020	WD	Q	I	01	291,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KNIGHT GUY ANDREW &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W14 FSP=[YR=2020] W15 S8 E15 N8\$ S8 W15 N8 U3 L3 W7 D3 L3 W6 S56 E10 FOP=[YR=2020] S3 E19 FGR=[YR=2020] S2 E19 N21 W19 S19\$ N10 W7 S3 D3 L3 W8 S1 W1 \$ E1 N1 E8 U3 R3 N3 E7 N9 E19 N40\$.											