

LOT 9
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

VAN WYCK CLIFFORD M III/TADROS TAMARA
95245 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0009-0000



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	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,513	100	2,513	255,504
FGR	593	55	326	33,145
FOP	56	30	17	1,729
FOP	208	30	62	6,303
FUS	368	100	368	37,416
STR	21	10	2	203
UOP	231	20	46	4,677
TOTALS	3,990		3,334	338,978

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	7	3	21.00	SF	6.50	6.50	135
2	0811	CONCRETE B	0	0	0	0	980.00	SF	5.20	5.20	5,045
3	0476	VF 6 SBPL	0	0	0	0	156.00	LF	32.00	32.00	4,792
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	288
5	0911	SCRN RM A	0	0	0	0	919.00	SF	17.50	17.50	16,083
6	0861	POOL GUNIT	0	0	0	0	439.00	SF	85.00	85.00	37,315
7	0855	CONC PAVER	0	0	0	0	480.00	SF	10.00	10.00	4,800

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,334	113.7948	102.70	342,402	2019	2019	0	0	1.00	99.00
1 SINGLE FAM - 0% - 0 Heated Area: 2881 HX Base Yr											
BLD DATE	03/29/2023					NW	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

95245 SNAPDRAGON DR, FERNANDINA BEACH											
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		338,978	
TOTAL MARKET OB/XF VALUE		68,458	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		482,436	
SOH/AGL Deduction		57,079	
ASSESSED VALUE		425,357	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		425,357	
TOTAL JUST VALUE		482,436	
NCON VALUE		63,362	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		388,787	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014159	ADDITION	34,753	09/16/2022
B2107542	SWIM POOL	78,258	06/09/2021
C1904514	CO ISSUED	0	08/13/2019
B1904514	NEW CONSTR	388,991	05/02/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2300/0452	8/19/2019	WD Q	I	01	
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: VAN WYCK CLIFFORD M					
2277/1216	5/24/2019	WD U	V	30	
GRANTOR: DFH AMELIA LLC					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES											
BAS=[YR=2019] W17 UOP=[YR=2022] N7 W33 S7 E33\$ FOP=[YR=2019] W16 S13 E16 N13\$ S13 W16 N13 W17 S67 E14 FOP=[YR=2019] E7 FGR=[YR=2019] E19 S2 E10 N21 W7 N1 W22 S20\$ N8 W7 S8\$ N8 E7 N12 E22 S1 E7 N48\$ PTR= E15 FUS=[YR=2019] E17 S22 W14 STR=[YR=2019] S5 W3 N7 E3 S2\$ N2 W3 N20\$ W15\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			0.00	0.00	1.00	LT	

TOTAL OB/XF											
68,458											

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			0.00	0.00	1.00	LT	