

LOT 10
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

BARRACO KATHERYN
95241 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0010-0000



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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,758	100	2,758	270,585
FGR	675	55	371	36,398
FOP	157	30	47	4,611
FOP	200	30	60	5,887
FUS	532	100	532	52,194
STR	32	10	3	294

TOTALS	4,354		3,771	369,969
--------	-------	--	-------	---------

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	0	7	3		21.00	SF 6.50	100	2019	2019
2	0811	CONCRETE B	0	0	0	0		951.00	SF 5.20	100	2019	2019
3	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00	100	2019	2019

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

REVIEW DATE 11/25/2019 BY KW

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,771	109.8090	99.10	373,706	2019	2019	0	0	1.00	99.00	
1 SINGLE FAM - 0% - 0												
Heated Area: 3290												
HX Base Yr												

95241 SNAPDRAGON DR, FERNANDINA BEACH	BLD DATE 03/29/2023	NW	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

L N	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	0810	CONCRETE A	0	0	7	3		21.00	SF 6.50	100	2019	2019	3	99	135	
2	0811	CONCRETE B	0	0	0	0		951.00	SF 5.20	100	2019	2019	3	99	4,896	
3	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00	100	2019	2019	3	99	3,465	

TOTAL OB/XF												
8,496												

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			369,969
TOTAL MARKET OB/XF VALUE			8,496
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			453,465
SOH/AGL Deduction			60,342
ASSESSED VALUE			393,123
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			393,123
TOTAL JUST VALUE			453,465
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			421,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906224	CO ISSUED	0	10/21/2019
B1906224	NEW CONSTR	444,707	06/12/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2320/0457	10/31/2019	WD	Q	I	01	443,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BARRACO KATHERYN						
2299/1375	8/21/2019	WD	U	V	30	44,500
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES												
BAS=[YR=2019] W18 FOP=[YR=2019] W17 S12 E14 U3 R3 N9\$ S9 D3 L3 W14 N12 U3 L3 W9 D3 L3 S68 FOP=[YR=2019] S7 E11 S1 E9 N2 FGR=[YR=2019] E18 S2 E12 N23 W31 S21 E1\$ W1 N8 W7 S2 W12\$ E12 N2 E7 N13 E31 N53\$ PTR= E20 FUS=[YR=2019] E15 STR=[YR=2019] N3 E4 S8 W4 N5\$ S5 E4 S23 W5 S2 W10 N2 W4 N28\$ W20\$.												

BUILDING DIMENSIONS												
BAS=[YR=2019] W18 FOP=[YR=2019] W17 S12 E14 U3 R3 N9\$ S9 D3 L3 W14 N12 U3 L3 W9 D3 L3 S68 FOP=[YR=2019] S7 E11 S1 E9 N2 FGR=[YR=2019] E18 S2 E12 N23 W31 S21 E1\$ W1 N8 W7 S2 W12\$ E12 N2 E7 N13 E31 N53\$ PTR= E20 FUS=[YR=2019] E15 STR=[YR=2019] N3 E4 S8 W4 N5\$ S5 E4 S23 W5 S2 W10 N2 W4 N28\$ W20\$.												

PRINTED 08/02/2023 BY SYS