LOT 11
IN OR 2203/1209
AMELIA CONCOURSE SUB PHASE 2

MATRICARDI FREDRIC & MANDI
95239 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

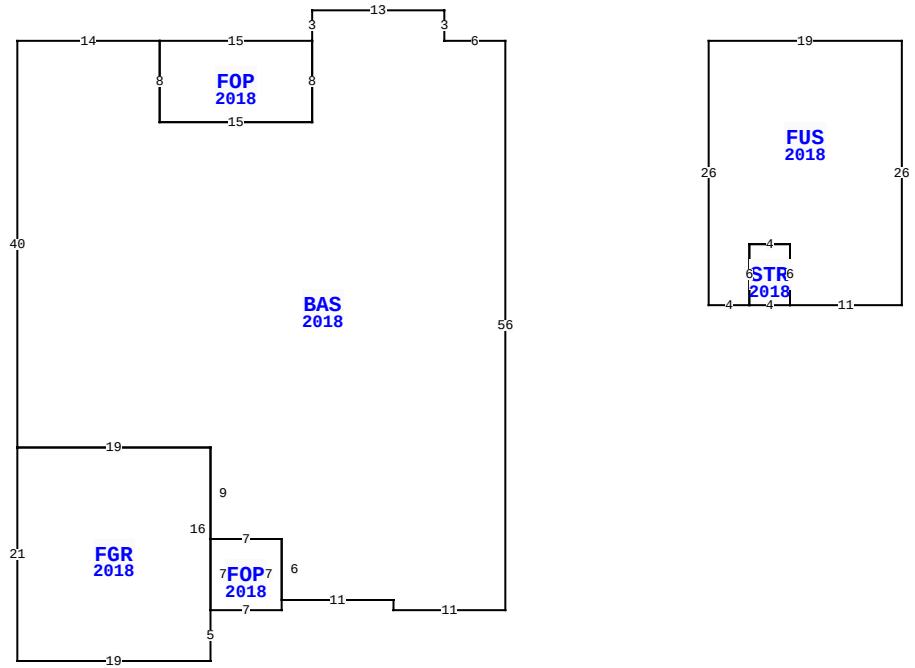
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,243	100	2,243	228,695
FGR	399	55	219	22,329
FOP	49	30	15	1,530
FOP	120	30	36	3,670
FUS	470	100	470	47,921
STR	24	10	2	204
TOTALS	3,305		2,985	304,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,985	115.2816	104.04	310,559	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2713 HX Base Yr 2019



95239 SNAPDRAGON DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		304,348
TOTAL MARKET OB/XF VALUE		5,247
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		384,595
SOH/AGL Deduction		193,396
ASSESSED VALUE		191,199
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		141,199
TOTAL JUST VALUE		384,595
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005531	CO ISSUED	0	05/31/2018
B1711046	NEW CONSTR	337,946	12/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2203/1209	6/08/2018	WD	Q	I	01	271,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MATRICARDI FREDRIC						
2171/1433	1/16/2018	WD	U	V	30	288,200
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W6 N3 W13 S3 FOP=[YR=2018] W15 S8 E15 N8$ S8 W15 N8 W14 S40 FGR=[YR=2018] S21 E19 N5 FOP=[YR=2018] E7 N7 W7 S7$ N16 W19$ E19 S9 E7 S6 E11 S1 E11 N56$ PTR=E20 FUS=[YR=2018] E19 S26 W11 STR=[YR=2018] W4 N6 E4 S6$ N6 W4 S6 W4 N26$ W20$.

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	641.00	SF	5.20	5.20	100	2018	2018	3	98	3,267	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 5,247

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