

LOT 23
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

CASE EMILY HERSCHEL & MARC CHARLES
95187 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0023-0000



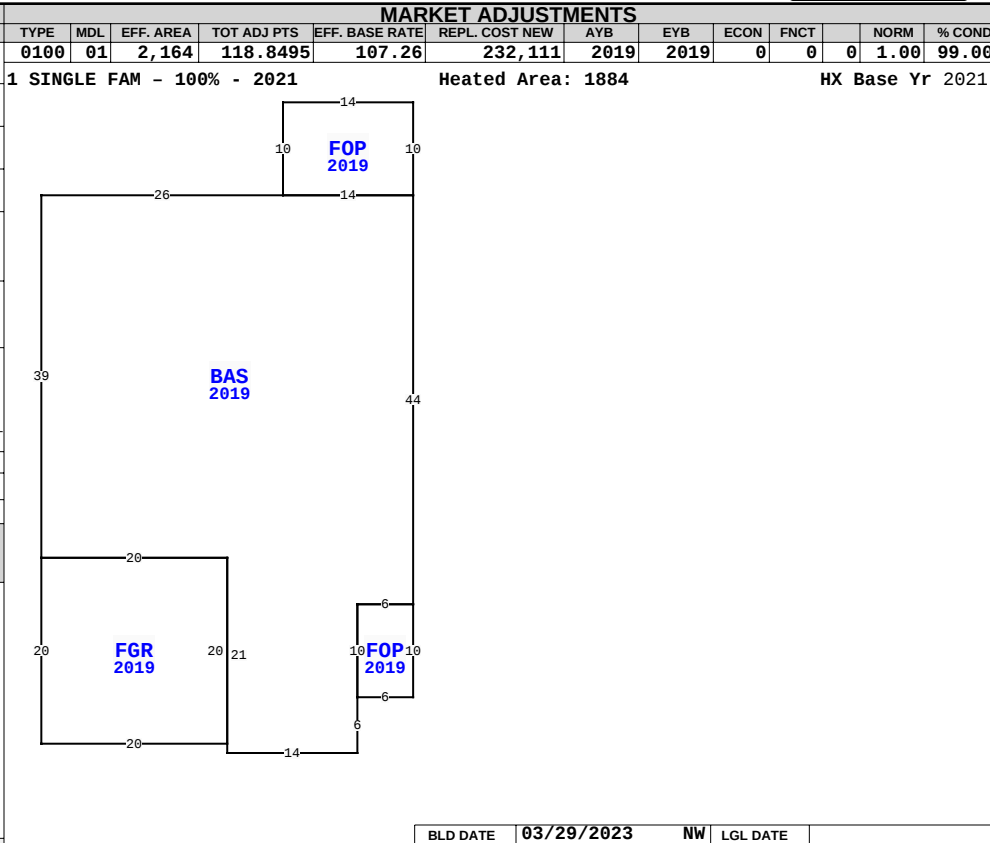
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,884	100	1,884	200,057
FGR	400	55	220	23,361
FOP	60	30	18	1,912
FOP	140	30	42	4,460
TOTALS	2,484		2,164	229,790

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	678.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	78.00	SF	6.50	6.50	
3	0476	VF 6 SBPL	0	100	123	0	123.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

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	100			0.00	0.00	1.00	LT	



95187 SNAPDRAGON DR, FERNANDINA BEACH	BLD DATE 03/29/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										229,790	
TOTAL MARKET OB/XF VALUE										8,186	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										312,976	
SOH/AGL Deduction										80,911	
ASSESSED VALUE										232,065	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										182,065	
TOTAL JUST VALUE										312,976	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										288,165	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012939	CO ISSUED	0	12/23/2019
B1909126	NEW CONSTR	254,931	08/23/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2369/0207	6/12/2020	WD	Q	I	02	250,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: CASE EMILY HERSCHEL							
2313/0061	10/16/2019	WD	U	V	30	22,300	
GRANTOR: DFH AMELIA LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2019] W14 S10 BAS=[YR=2019] W26 S39 FGR=[YR=2019] S20 E20 N20 W20\$ E20 S21 E14 N6 FOP=[YR=2019] E6 N10 W6 S10\$ N10 E6 N44 W14\$ E14 N10\$.											

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	100			0.00	0.00	1.00	LT	