

LOT 26
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

SMITH DANIEL RAY & MELISSA
95175 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0026-0000



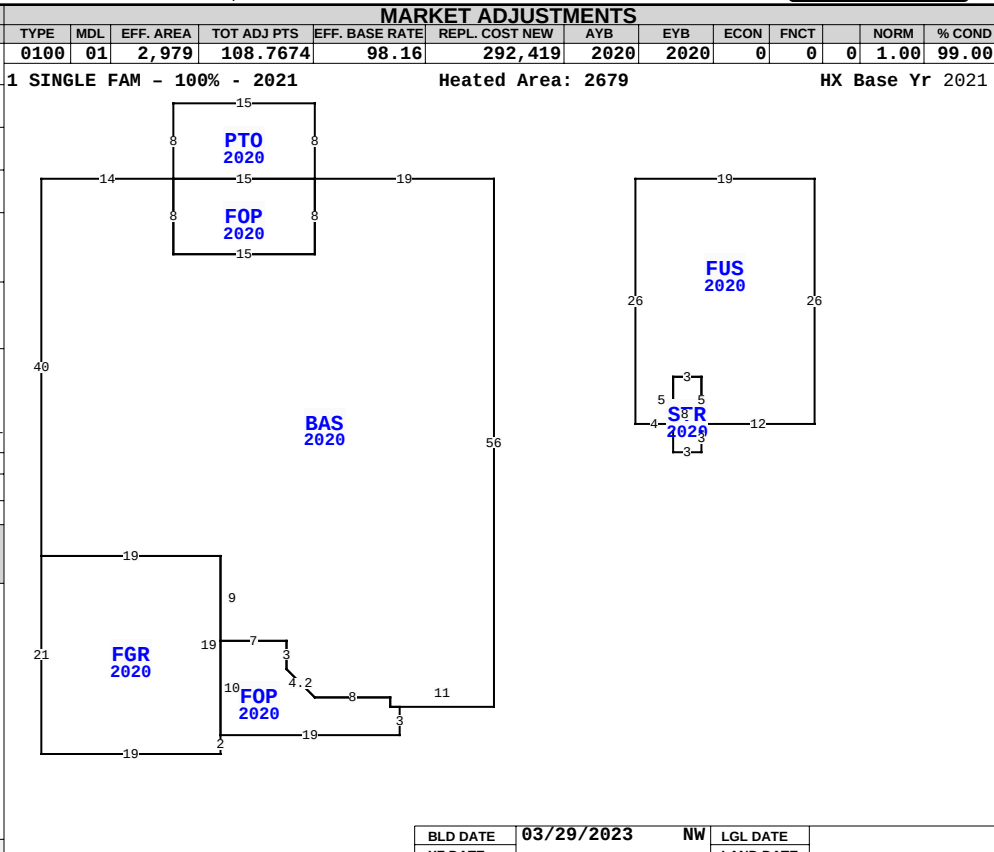
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	2,200	100	2,200	213,792
FGR	399	55	219	21,282
FOP	120	30	36	3,499
FOP	122	30	37	3,596
FUS	479	100	479	46,549
PTO	120	5	6	583
STR	24	10	2	194
TOTALS	3,464		2,979	289,495

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	0 100	8	3	24.00	SF	6.50	6.50	100	2020	2020	3	99	154	
2	0810	CONCRETE A	0 100	35	16	560.00	SF	6.50	6.50	100	2020	2020	3	99	3,604	

LAND DESCRIPTION			TOTAL OB/XF 3,758													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00



95175 SNAPDRAGON DR, FERNANDINA BEACH	BLD DATE 03/29/2023	NW	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			289,495	
TOTAL MARKET OB/XF VALUE			3,758	
TOTAL LAND VALUE - MARKET			75,000	
TOTAL MARKET VALUE			368,253	
SOH/AGL Deduction			92,019	
ASSESSED VALUE			276,234	
TOTAL EXEMPTION VALUE	HX HB XM		50,000	
BASE TAXABLE VALUE			226,234	
TOTAL JUST VALUE			368,253	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			342,336	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C205783	CO ISSUED	0	07/06/2020
B2002367	NEW CONSTR	353,268	03/17/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2379/1835	7/23/2020	WD	Q	I	01	319,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SMITH DANIEL RAY &						
2336/1017	1/31/2020	WD	U	V	30	37,100
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[YR=2020] W19 PTO=[YR=2020] N8 W15 S8 E15\$																
FOP=[YR=2020] W15 S8 E15 N8 \$ S8 W15 N8 W14 S40																
FGR=[YR=2020] S21 E19 N2 FOP=[YR=2020] E19 N3 W1 N1 W8 U3																
L3 N3 W7 S10\$ N19 W19\$ E19 S9 E7 S3 R3 D3 E8 S1 E11 N56\$																
PTR= E15 FUS=[YR=2020] E19 S26 W12 STR=[YR=2020] S3 W3 N8																
E3 S5\$ N5 W3 S5 W4 N26\$ W15\$.																