LOT 27
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

TOWSLEY TROY WILLIAM &/GODOI TANIA DO AMARAL ETAL
95171 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

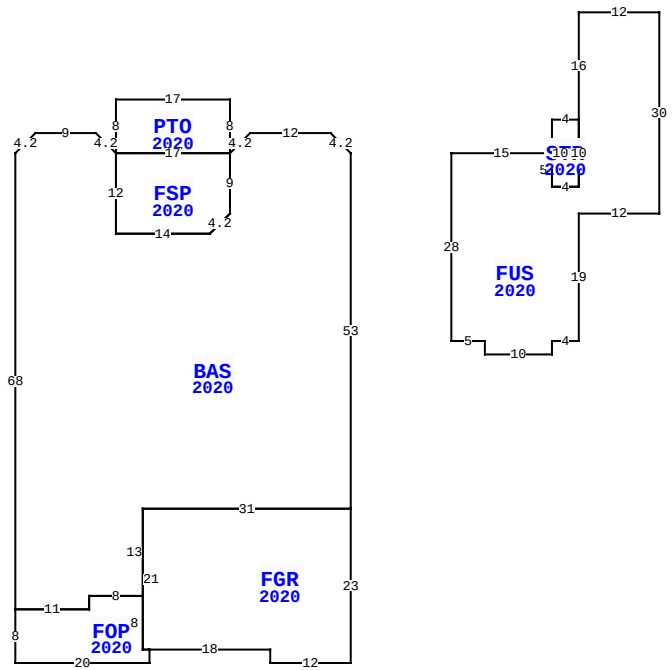
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,801	100	2,801	258,438
FGR	675	55	371	34,231
FOP	170	30	51	4,705
FSP	200	40	80	7,381
FUS	892	100	892	82,301
PTO	136	5	7	646
STR	40	10	4	369
TOTALS	4,914		4,206	388,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,206	102.7488	92.73	390,022	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 3693 HX Base Yr 2022



95171 SNAPDRAGON DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		388,072
TOTAL MARKET OB/XF VALUE		12,611
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		475,683
SOH/AGL Deduction		67,971
ASSESSED VALUE		407,712
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		357,712
TOTAL JUST VALUE		475,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2001212	CO ISSUED	0	06/05/2020
B2001212	NEW CONSTR	492,643	02/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/0491	4/21/2022	WD	U	I	11	100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TOWSLEY TROY W & TA						
2371/1935	6/26/2020	WD	Q	I	01	435,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TOWSLEY TROY WILLIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] U3 L3 W12 D3 L3 PTO=[YR=2020] N8 W17 S8 E17$ FSP=[YR=2020] W17 S12 E14 U3 R3 N9 $ S9 D3 L3 W14 N12 U3 L3 W9 D3 L3 S68 FOP=[YR=2020] S8 E20 N2 FGR=[YR=2020] E18 S2 E12 N23 W31 S21 E1$ W1 N8 W8 S2 W11$ E11 N2 E8 N13 E31 N53$ PTR= E15 FUS=[YR=2020] S28 E5 S2 E10 N2 E4 N19 E12 N30 W12 S16 STR=[YR=2020] W4 S10 E4 N10$ S10 W4 N5 W15$ W15$.

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	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2020	2020	3	99	154	
2	0811	CONCRETE B	0	100	0	0	718.00	SF	5.20	5.20	100	2020	2020	3	99	3,696	
3	0476	VF 6 SBPL	0	100	0	0	270.00	LF	32.00	32.00	100	2020	2020	3	98	8,467	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 12,611

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 08/17/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS