LOT 29
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

BURDETT THOMAS & LORRAINE FAMILY TRUST/BURDETT THO
85615 BANBURY CT
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

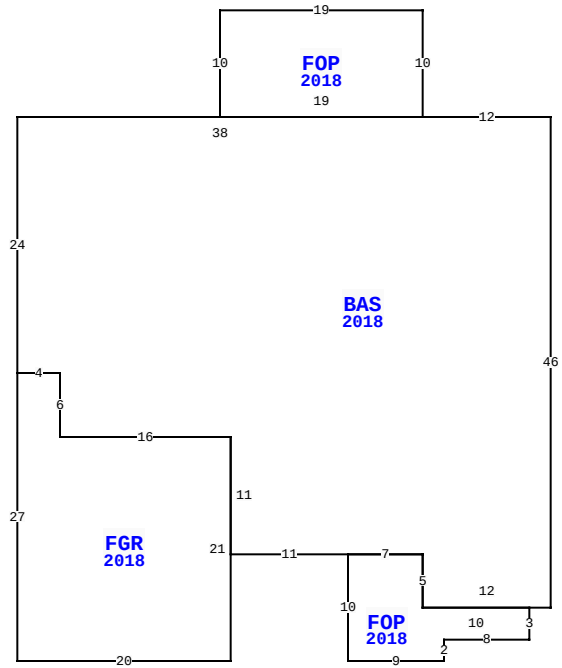
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,866	100	1,866	191,737
FGR	444	55	244	25,071
FOP	104	30	31	3,185
FOP	190	30	57	5,856
TOTALS	2,604		2,198	225,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,198	116.1741	104.85	230,460	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 0 Heated Area: 1866 HX Base Yr



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

95163 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	225,851
TOTAL MARKET OB/XF VALUE	9,657
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	310,508
SOH/AGL Deduction	0
ASSESSED VALUE	310,508
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,508
TOTAL JUST VALUE	310,508
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011279	CO ISSUED	0	11/09/2018
B1807490	NEW CONSTR	247,912	07/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2493/0095	9/01/2021	WD	Q	I	01	369,000
GRANTOR: HAM DANIELLE M T & SH						
GRANTEE: BURDETT THOMAS & LO						
2239/1682	11/26/2018	WD	Q	I	01	228,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HAM DANIELLE MARY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 FOP=[YR=2018] N10 W19 S10 E19$ W38 S24
FGR=[YR=2018] S27 E20 N21 W16 N6 W4$ E4 S6 E16 S11 E11
FOP=[YR=2018] S10 E9 N2 E8 N3 W10 N5 W7$ E7 S5 E12 N46$.

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	0	0	0	668.00	SF	5.20	5.20	100	2018	2018	3	98	3,404	
2	0476	VF 6 SBPL	0	0	188	0	188.00	LF	32.00	32.00	100	2021	2021	3	99	5,956	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	

LAND DESCRIPTION

TOTAL OB/XF 9,657

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 10/16/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS