

LOT 30
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

SHOEMAKER JON D & JAMI D
95159 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0030-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
Exterior Wall	31	HARDIE BRD 90	0100	01	2,950	116.1699	104.84	309,278	2018	2018	0	0	1.55	98.45	VALUATION BY STANDARD											
Exterior Wall	21	STONE 10	1 SINGLE FAM - 100% - 2022												Heated Area: 2526 HX Base Yr 2022											
Roof Structure	03	GABLE/HIP 100														VALUATION SUMMARY										
Roof Cover	03	COMP SHNGL 100														Tax Group: 4 Tax Dist:										
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 304,484										
Interior Floor	11	CLAY TILE 60														TOTAL MARKET OB/XF VALUE 40,028										
Interior Floor	14	CARPET 40														TOTAL LAND VALUE - MARKET 75,000										
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 419,512										
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 26,753										
Bedrooms	4	100														ASSESSED VALUE 392,759										
Bathrooms	3	100														TOTAL EXEMPTION VALUE HX HB 50,000										
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 342,759										
Stories	0	100	TOTAL JUST VALUE 419,512																							
Units	0	100	NCON VALUE 0																							
Occupancy	00	NONE 100	INCOME VALUE																							
Quality 04 Quality Level 04															PREVIOUS YEAR MKT VALUE 381,319											
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											PERMIT NUM DESCRIPTION AMT ISSUED											
BAS	2,526	100	2,526	260,721											B1805653 SWIM POOL 34,544 06/05/2018											
FGR	622	55	342	35,299											18004534 CO ISSUED 0 05/04/2018											
FOP	65	30	20	2,064											B1711133 NEW CONSTR 354,181 12/14/2017											
FOP	208	30	62	6,399																						
TOTALS 3,421 2,950 304,484																										
EXTRA FEATURES															SALES DATA											
95159 SNAPDRAGON DR, FERNANDINA BEACH															OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
															2515/0624 11/03/2021 WD Q I 01 595,000											
															GRANTOR: D'EREDITA THOMAS & JU											
															GRANTEE: SHOEMAKER JON D & J											
															2192/1751 4/27/2018 WD Q I 01 304,600											
															GRANTOR: DREAM FINDERS HOMES L											
															GRANTEE: DEREDITA THOMAS & J											
															BUILDING NOTES											
															BUILDING DIMENSIONS											
															BAS=[YR=2018] U3 L3 W11 D3 L3 FOP=[YR=2018] W16 S13 E16											
															N13\$ S13 W16 N13 W17 S47 FGR=[YR=2018] S22 E10 N2 E18											
															FOP=[YR=2018] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N21 W22 S1 W7\$ E7											
															N1 E22 S13 E7 S8 E14 N67\$.											
LAND DESCRIPTION															TOTAL OB/XF 40,028											
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	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 01/16/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																										