

LOT 35
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

SCHUELKE DAVID LEE & PAULA LYNN REV TRUST/SCHUELKE
95139 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0035-0000



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														
Exterior Wall	16	WD FR STUC 100	0100	01	2,927	117.2556	105.82	309,735	2018	2018	0	0	2.00	98.00	VALUATION BY STANDARD														
Roof Structure	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2019													Heated Area: 2494													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019													
Interior Wall	05	DRYWALL 100																											
Interior Floor	11	CLAY TILE 60																											
Interior Floor	14	CARPET 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		3 100																											
Frame	02	WOOD FRAME 100																											
Stories	0	0 100																											
Units	0	0 100																											
Occupancy	00	NONE 100																											
Quality			04	Quality Level 04																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA																									
NEIGHBORHOOD/LOC			4067.100																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,494	100	2,494	258,637																									
FGR	622	55	342	35,466																									
FOP	65	30	20	2,074																									
FOP	208	30	62	6,430																									
PTO	176	5	9	933																									
TOTALS			3,565	2,927	303,540																								
EXTRA FEATURES			95139 SNAPDRAGON DR, FERNANDINA BEACH																										
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	0812	CONCRETE C	0	100	0	0	1,062.00	SF	4.00	4.00	100	2018	2018	3	98	4,163													
2	0855	CONC PAVER	0	100	0	0	272.00	SF	10.00	10.00	100	2018	2018	3	98	2,666													
3	0911	SCRN RM A	0	100	22	8	176.00	SF	17.50	17.50	100	2018	2018	3	86	2,649													
4	0476	VF 6 SBPL	0	100	0	0	138.00	LF	32.00	32.00	100	2018	2018	3	95	4,195													
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570													
6	0462	ST/AL FNC	0	100	112	4	448.00	SF	10.00	10.00	100	2018	2018	3	90	4,032													
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285													
8	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	1,980													
TOTAL OB/XF 20,540																													
LAND DESCRIPTION																													
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												
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																													