LOT 39
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

QUINTERO ALEJANDRO & JANET L
95123 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

**2023**

**30-2N-28-0151-0039-0000**

## BUILDING CHARACTERISTICS

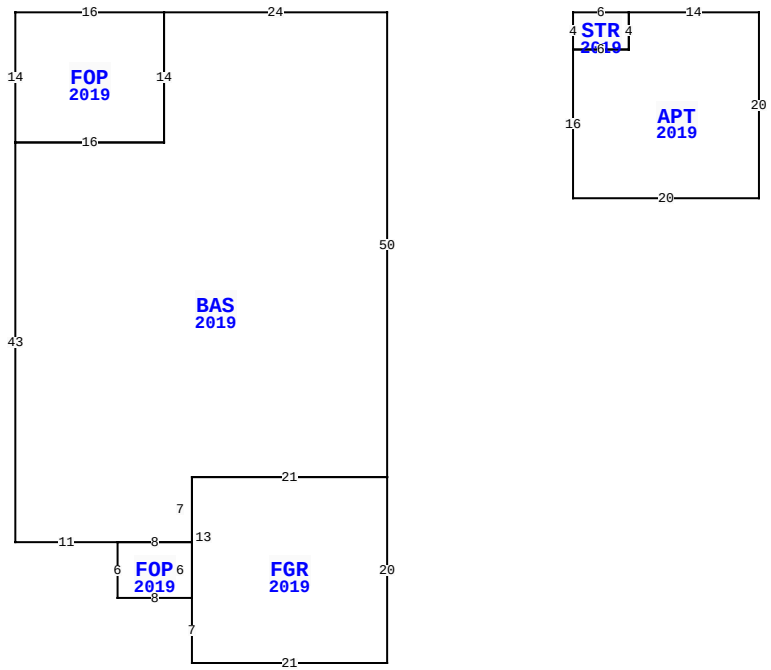
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 12 | HARDWOOD 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 |
|---|---|---|---|---|
| APT | 376 | 100 | 376 | 40,769 |
| BAS | 1,909 | 100 | 1,909 | 206,991 |
| FGR | 420 | 55 | 231 | 25,047 |
| FOP | 48 | 30 | 14 | 1,518 |
| FOP | 224 | 30 | 67 | 7,264 |
| STR | 24 | 10 | 2 | 217 |
| TOTALS | 3,001 | | 2,599 | 281,807 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,599 | 121.9680 | 110.08 | 286,098 | 2019 | 2019 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SINGLE FAM – 100% - 2023 Heated Area: 2285 HX Base Yr 2023




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

95123 SNAPDRAGON DR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 281,807 |
| TOTAL MARKET OB/XF VALUE | | 3,662 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 360,469 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 360,469 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 310,469 |
| TOTAL JUST VALUE | | 360,469 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 335,254 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1906471 | CO ISSUED | 0 | 01/03/2020 |
| B1906471 | NEW CONSTR | 308,897 | 08/01/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2584/1319 | 8/01/2022 | WD | Q | I | 01 | 482,500 |
| GRANTOR: COOK MICHAEL E | | | | | | |
| GRANTEE: QUINTERO ALEJANDRO | | | | | | |
| 2334/1031 | 1/15/2020 | WD | Q | I | 01 | 305,700 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: COOK MICHAEL E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W24 FOP=[YR=2019] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2019] S6 E8 FGR=[YR=2019] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N50$ PTR= E20 STR=[YR=2019] E6 APT=[YR=2019] E14 S20 W20 N16 E6 N4 $ S4 W6 N4$ W20$.

## 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 | 15 | 3 | 45.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 99 | 290 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 655.00 | SF | 5.20 | 5.20 | 100 | 2019 | 2019 | 3 | 99 | 3,372 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,662

| 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 01/13/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS