

LOT 40
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

VILLAFANE TITO/
95119 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0040-0000



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	31	HARDIE BRD 100	0100	01	2,237	119.1582	107.54	240,567	2019	2019	0	0	1.00	99.00											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020													Heated Area: 1926									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 60																							
Interior Floo	14	CARPET 40																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 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	1,926	100	1,926	205,051																					
FGR	444	55	244	25,978																					
FOP	104	30	31	3,301																					
FOP	120	30	36	3,832																					
TOTALS			2,594	2,237	238,161																				
EXTRA FEATURES			95119 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	0811	CONCRETE B	0	100	0	0	731.00	SF	5.20	5.20	100	2019	2019	3	99	3,763									
2	0476	VF 6 SBPL	0	100	0	0	216.00	LF	32.00	32.00	100	2019	2019	3	96	6,636									
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	96	576									
4	0911	SCRN RM A	0	100	0	0	1,300.00	SF	17.50	17.50	100	2019	2019	3	90	20,475									
5	0861	POOL GUNIT	0	100	0	0	380.00	SF	85.00	85.00	100	2019	2019	3	93	30,039									
6	0855	CONC PAVER	0	100	0	0	920.00	SF	10.00	10.00	100	2019	2019	3	99	9,108									
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800									
TOTAL OB/XF			72,397																						
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	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 04/17/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																									

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 238,161

TOTAL MARKET OB/XF VALUE 72,397

TOTAL LAND VALUE - MARKET 75,000

TOTAL MARKET VALUE 385,558

SOH/AGL Deduction 127,809

ASSESSED VALUE 257,749

TOTAL EXEMPTION VALUE HX HB VX 55,000

BASE TAXABLE VALUE 202,749

TOTAL JUST VALUE 385,558

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 339,944

PERMIT NUM DESCRIPTION AMT ISSUED

B1906325 SCRN ENCL0SURE 10,000 06/14/2019

C1807627 CO ISSUED 0 02/04/2019

18011126 SWIM POOL 62,300 11/06/2018

B1807627 NEW CONSTR 245,020 10/01/2018

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

9999/9999 2/19/2019 CN Q I 01 343,200

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: VILLAFANE TITO

2222/0604 8/23/2018 WD U V 30 117,200

GRANTOR: DFH AMELIA LLC

GRANTEE: DREAM FINDERS HOMES

BUILDING DIMENSIONS

BAS=[YR=2019] W6 U3 L3 W7 D3 L3 W3 FOP=[YR=2019] N10 W12 S10 E12\$ W15 U3 L3 W7 D3 L3 S46 E2 FOP=[YR=2019] S3 E8 S2 E9 N10 W7 S5 W10\$ E10 N5 E18 FGR=[YR=2019] S10 E20 N27 W4 S6 W16 S11\$ N11 E16 N6 E4 N24\$.