

LOT 41
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

TAYLOR BRYAN D & DEBRA B
95115 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0041-0000



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	VALUATION SUMMARY												
Exterior Wall	31	HARDIE BRD 100	0100	01	2,297	126.5670	114.23	262,386	2018	2018	0	0	0	1.50	98.50	VALUATION BY STANDARD											
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2020													Heated Area: 1978											
Roof Cover	03	COMP SHNGL 100														HX Base Yr											
Interior Wall	05	DRYWALL 100																									
Interior Floop	11	CLAY TILE 100																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms	3	100																									
Bathrooms	2	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												04												
NEIGHBORHOOD/LOC			4067.100																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	1,978	100	1,978	222,558																							
FGR	460	55	253	28,467																							
FOP	54	30	16	1,801																							
FSP	110	40	44	4,951																							
PTO	128	5	6	675																							
TOTALS			2,730	2,297	258,450																						
EXTRA FEATURES			95115 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	665.00	SF	5.20	5.20	100	2018	2018	3	98	3,389											
2	0476	VF 6 SBPL	0	100	176	0	176.00	LF	32.00	32.00	100	2021	2021	3	99	5,576											
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297											
TOTAL OB/XF																		9,262									
LAND DESCRIPTION			TOTAL OB/XF																								
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	000000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000										
REVIEW DATE 01/17/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																											