

LOT 65
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

DAVIS PATRICK L & CALLIE
95347 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0065-0000



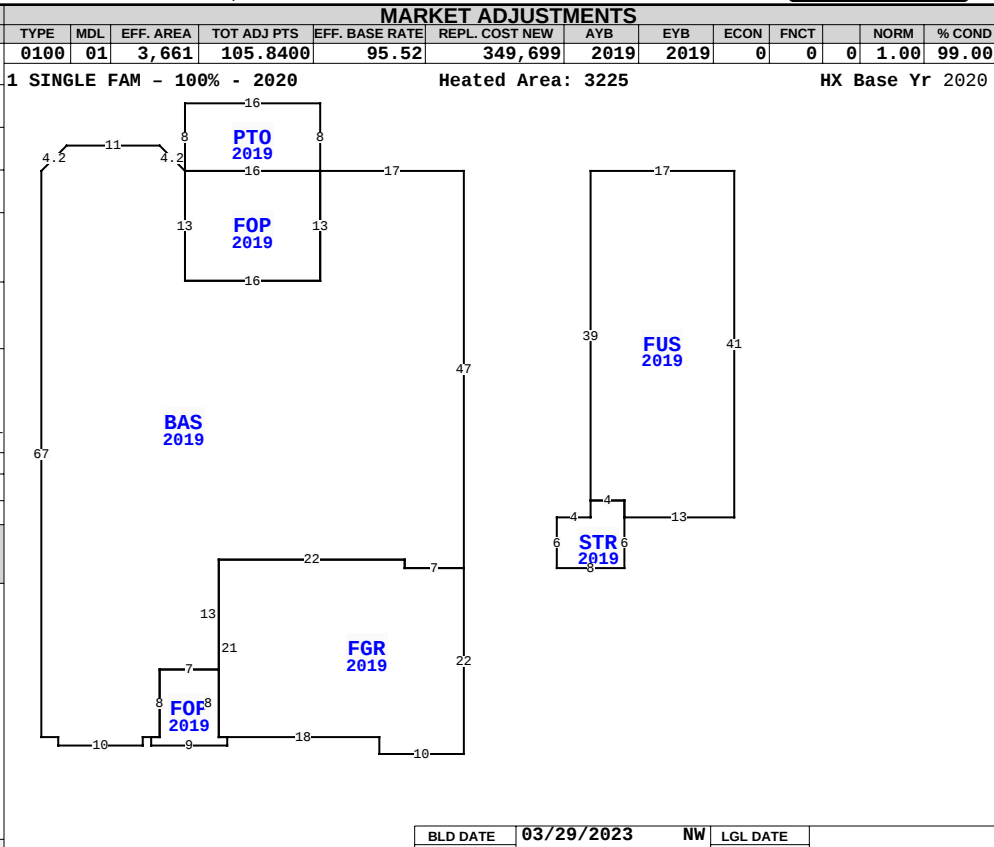
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
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
BAS	2,536	100	2,536	239,817
FGR	622	55	342	32,341
FOP	65	30	20	1,891
FOP	208	30	62	5,863
FUS	689	100	689	65,155
PTO	128	5	6	567
STR	56	10	6	567
TOTALS	4,304		3,661	346,202

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	NOTES
1	0810	CONCRETE A	0 100	8	3	24.00	SF	6.50	6.50	100	
2	0811	CONCRETE B	0 100	0	0	828.00	SF	5.20	5.20	100	
3	0476	VF 6 SBPL	0 100	207	0	207.00	LF	32.00	32.00	100	
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	



95347 SNAPDRAGON DR, FERNANDINA BEACH	BLD DATE 03/29/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
11,569											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 4	Tax Dist:										
BUILDING MARKET VALUE	346,202										
TOTAL MARKET OB/XF VALUE	11,569										
TOTAL LAND VALUE - MARKET	75,000										
TOTAL MARKET VALUE	432,771										
SOH/AGL Deduction	127,614										
ASSESSED VALUE	305,157										
TOTAL EXEMPTION VALUE	HX HB 50,000										
BASE TAXABLE VALUE	255,157										
TOTAL JUST VALUE	432,771										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	400,967										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905006	CO ISSUED	0	09/19/2019
B1905006	NEW CONSTR	431,091	05/14/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2312/1604	9/30/2019	WD	Q	I	01	377,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DAVIS PATRICK L & C						
2286/1262	6/28/2019	WD	U	V	30	23,600
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES											
BAS=[YR=2019] W17 PTO=[YR=2019] N8 W16 S8 E16\$											
FOP=[YR=2019] W16 S13 E16 N13\$ S13 W16 N13 U3 L3 W11 D3											
L3 S67 E2 S1 E10 N1 E1 FOP=[YR=2019] S1 E9 N1 FGR=[YR=2019]											
E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13											
E22 S1 E7 N47\$ PTR= E15 FUS=[YR=2019] E17 S41 W13											
STR=[YR=2019] S6 W8 N6 E4 N2 E4 S2\$ N2 W4 N39\$ W15\$.											