LOT 67
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

SINGLETARY DASHANTA/WEAVER JENO
95337 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

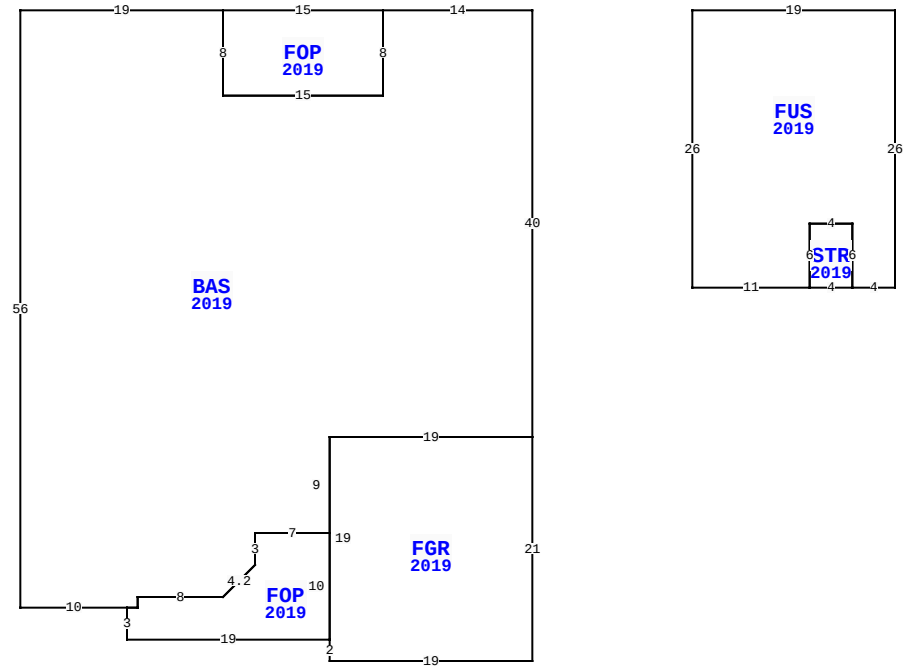
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,200	100	2,200	212,713
FGR	399	55	219	21,175
FOP	120	30	36	3,481
FOP	122	30	37	3,578
FUS	470	100	470	45,443
STR	24	10	2	193
TOTALS	3,335		2,964	286,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,964	108.7674	98.16	290,946	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2670 HX Base Yr 2021



95337 SNAPDRAGON DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		286,582
TOTAL MARKET OB/XF VALUE		5,508
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		367,090
SOH/AGL Deduction		90,503
ASSESSED VALUE		276,587
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		226,587
TOTAL JUST VALUE		367,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1902892	CO ISSUED	0	07/12/2019
B1902892	NEW CONSTR	353,289	03/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2293/0248	7/17/2019	WD	Q	I	01	282,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SINGLETARY DASHANTA						
2263/1532	3/25/2019	WD	U	V	30	50,300
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FOP=[YR=2019] W15 S8 E15 N8$ S8 W15 N8 W19 S56 E10 FOP=[YR=2019] S3 E19 FGR=[YR=2019] S2 E19 N21 W19 S19$ N10 W7 S3 D3 L3 W8 S1 W1$ E1 N1 E8 R3 U3 N3 E7 N9 E19 N40$ PTR= E15 FUS=[YR=2019] E19 S26 W4 STR=[YR=2019] W4 N6 E4 S6$ N6 W4 S6 W11 N26$ W15$.

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	0	0	24.00	SF	6.50	6.50	100	2019	2019	3	99	154	
2	0812	CONCRETE C	0	100	0	0	1,352.00	SF	4.00	4.00	100	2019	2019	3	99	5,354	

LAND DESCRIPTION

TOTAL OB/XF 5,508

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 07/23/2019 BY KWMB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS