

LOT 68
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

CARONE FRIEDA H & JOHN JOSEPH L/E/
95333 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0068-0000



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 90	0100	01	2,984	119.4270	107.78	321,616	2018	2018	0	0	0	1.55	98.45	VALUATION SUMMARY									
Exterior Wall	21	STONE 10	1 SINGLE FAM - 100% - 2019													Heated Area: 2555									
Roof Structure	08	IRREGULAR 100														HX Base Yr 2019									
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floor	11	CLAY TILE 70																							
Interior Floor	14	CARPET 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	4	100																							
Bathrooms	3	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	2,555	100	2,555	271,110																					
FGR	593	55	326	34,591																					
FOP	65	30	20	2,123																					
FSP	208	40	83	8,807																					
TOTALS	3,421		2,984	316,631																					
EXTRA FEATURES					95333 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	937.00	SF	5.20	5.20	100	2018	2018	3	98	4,775									
2	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00	32.00	100	2018	2018	3	95	3,830									
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285									
4	0462	ST/AL FNC	0	100	96	4	384.00	SF	10.00	10.00	100	2018	2018	3	90	3,456									
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285									
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								
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 01/17/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2299/1356	8/08/2019	QC	U	I	11	100

GRANTOR: CARONE FRIEDA HOFFMAN
GRANTEE: CARONE KELLY JEANNA
2227/1856 9/28/2018 WD Q I 01 327,300
GRANTOR: DREAM FINDERS HOMES L
GRANTEE: CARONE FRIEDA HOFFM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W11 D3 L3 FSP=[YR=2018] W16 S13 E16
N13\$ S13 W16 N13 W17 S48 FGR=[YR=2018] S21 E10 N2 E18
FOP=[YR=2018] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N20 W22 S1 W7\$ E7
N1 E22 S12 E7 S8 E14 N67\$.