

LOT 71
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

QUINN FREDERICK JP & NICOLE
95323 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0071-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	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	

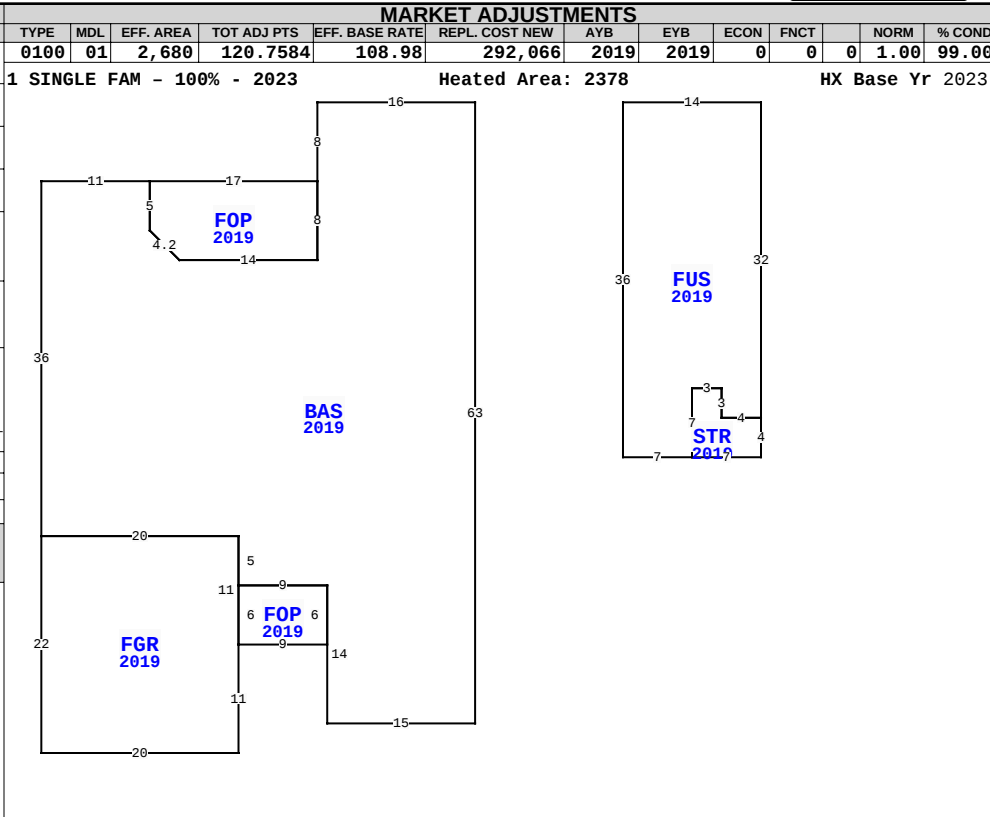
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,911	100	1,911	206,178
FGR	440	55	242	26,109
FOP	54	30	16	1,727
FOP	132	30	40	4,315
FUS	467	100	467	50,385
STR	37	10	4	432

TOTALS	3,041		2,680	289,145
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	972.00	SF	5.20
2	0476	VF 6 SBPL	0	100	195	0	195.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

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

REVIEW DATE 09/27/2021 BY JH



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2019	2019	3	99	5,004	
100	2021	2021	3	99	6,178	
100	2021	2021	3	99	297	

TOTAL OB/XF									
11,479									

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	289,145								
TOTAL MARKET OB/XF VALUE	11,479								
TOTAL LAND VALUE - MARKET	75,000								
TOTAL MARKET VALUE	375,624								
SOH/AGL Deduction	157,424								
ASSESSED VALUE	218,200								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	168,200								
TOTAL JUST VALUE	375,624								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	346,440								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002733	ADDITION	2,500	03/28/2023
C1807693	CO ISSUED	0	03/05/2019
B1807693	NEW CONSTR	313,243	10/01/2018

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2588/0943	8/30/2022	WD	Q	I	01	470,000			
GRANTOR: OPENDOOR PROPERTY TRU									
GRANTEE: QUINN FREDERICK JP									
2554/1408	4/08/2022	WD	U	I	37	494,700			
GRANTOR: MALACARA FERNANDO JR									
GRANTEE: OPENDOOR PROPERTY T									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W16 S8 FOP=[YR=2019] W17 S5 D3 R3 E14 N8\$ S8 W14 L3 U3 N5 W11 S36 FGR=[YR=2019] S22 E20 N11 FOP=[YR=2019] E9 N6 W9 S6\$ N11 W20\$ E20 S5 E9 S14 E15 N63 \$ PTR= E15 FUS=[YR=2019] E14 S32 STR=[YR=2019] S4 W7 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W15\$.									