LOT 72
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

HOLMES PAULITA KATRELLE
95319 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0072-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

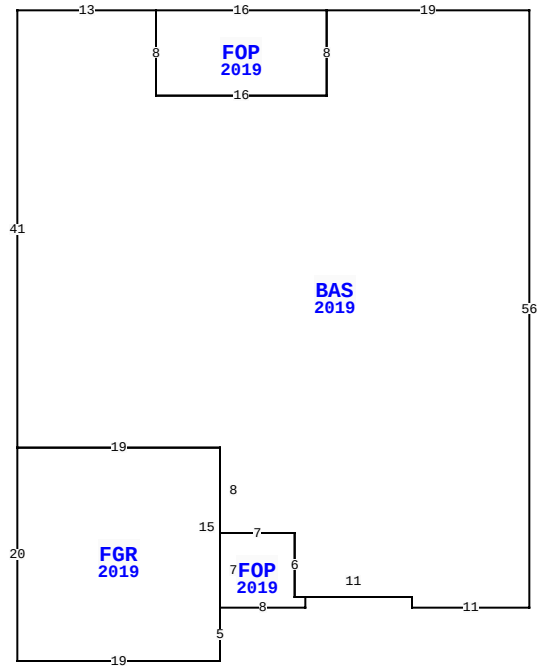
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,215	100	2,215	229,850
FGR	380	55	209	21,688
FOP	50	30	15	1,556
FOP	128	30	38	3,943
TOTALS	2,773		2,477	257,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,477	116.7264	105.35	260,952	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 2215 HX Base Yr



95319 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	257,038
TOTAL MARKET OB/XF VALUE	3,810
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	335,848
SOH/AGL Deduction	49,013
ASSESSED VALUE	286,835
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	286,835
TOTAL JUST VALUE	335,848
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012523	CO ISSUED	0	12/09/2019
B1909121	NEW CONSTR	294,886	08/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2327/0964	12/20/2019	WD	Q	I	01	266,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HOLMES PAULITA KATR						
2299/1116	8/20/2019	WD	U	V	30	37,100
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W19 FOP=[YR=2019] W16 S8 E16 N8$ S8 W16 N8 W13 S41 FGR=[YR=2019] S20 E19 N5 FOP=[YR=2019] E8 N1 W1 N6 W7 S7$ N15 W19$ E19 S8 E7 S6 E11 S1 E11 N56$.

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	0	12	3	36.00	SF	6.50	6.50	100	2019	2019	3	99	232	
2	0811	CONCRETE B	0	0	0	0	695.00	SF	5.20	5.20	100	2019	2019	3	99	3,578	

LAND DESCRIPTION

TOTAL OB/XF 3,810

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/09/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS