LOT 75
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

BEYL JOSHUA & KENDALL
95307 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0075-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

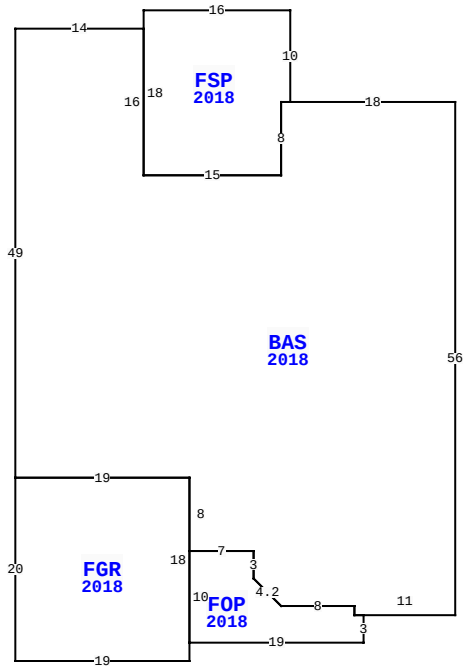
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,331	100	2,331	249,602
FGR	380	55	209	22,379
FOP	122	30	37	3,962
FSP	280	40	112	11,993
TOTALS	3,113		2,689	287,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,689	120.4560	108.71	292,321	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 2331 HX Base Yr 2020



95307 SNAPDRAGON DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		287,936
TOTAL MARKET OB/XF VALUE		8,026
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		370,962
SOH/AGL Deduction		99,544
ASSESSED VALUE		271,418
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		221,418
TOTAL JUST VALUE		370,962
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010745	CO ISSUED	0	10/24/2018
18006332	NEW CONSTR	303,359	06/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2280/0602	5/24/2019	WD	Q	I	02	286,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BEYL JOSHUA & KENDA						
2222/0604	8/23/2018	WD	U	V	30	117,200
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FSP=[YR=2018] N10 W16 S18 E15 N8 E1$ W1 S8 W15 N16 W14 S49 FGR=[YR=2018] S20 E19 N2 FOP=[YR=2018] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10$ N18 W19$ E19 S8 E7 S3 D3 R3 E8 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	0811	CONCRETE B	0	100	0	0	665.00	SF	5.20	5.20	100	2018	2018	3	98	3,389	
2	0476	VF 6 SBPL	0	100	137	0	137.00	LF	32.00	32.00	100	2021	2021	3	99	4,340	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	

LAND DESCRIPTION

TOTAL OB/XF 8,026

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 01/18/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS