

LOT 79
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

WATKINS LIVING TRUST/WATKINS JUSTIN KADEEM CO TRUS
95279 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0079-0000



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	VALUATION SUMMARY										
Exterior Wall	16	WD FR STUC 100	0100	01	2,710	116.8272	105.44	285,742	2018	2018	0	0	2.00	98.00	STANDARD										
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2019													Heated Area: 2387									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 70																							
Interior Floo	11	CLAY TILE 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		4 100																							
Bathrooms		3 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.5	1.5 100																							
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	1,920	100	1,920	198,396																					
FGR	460	55	253	26,142																					
FOP	54	30	16	1,653																					
FSP	110	40	44	4,546																					
FUS	467	100	467	48,255																					
PTO	128	5	6	620																					
STR	37	10	4	414																					
TOTALS			3,176		2,710	280,027																			
EXTRA FEATURES			95279 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	665.00	SF	5.20	5.20	100	2018	2018	3	98	3,389									
2	0476	VF 6 SBPL	0	100	140	0	140.00	LF	32.00	32.00	100	2021	2021	3	99	4,435									
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297									
TOTAL OB/XF 8,121																									
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000136	C	SFR INT	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																									