

LOT 80
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

PEAY KATHERINE
95275 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0080-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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	6	100
Bathrooms	4	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	2,316	100	2,316	241,017
FGR	399	55	219	22,791
FOP	58	30	17	1,769
FOP	120	30	36	3,747
FUS	470	100	470	48,911
STR	24	10	2	208

TOTALS	3,387		3,060	318,442
--------	-------	--	-------	---------

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0	665.00	SF	5.20	5.20
2	0476	VF 6 SBPL	0	100	129	0	129.00	LF	32.00	32.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,060	117.6588	106.19	324,941	2018	2018	0	0	0	2.00	98.00	
1 SINGLE FAM - 100% - 2020 Heated Area: 2786 HX Base Yr 2020													
95275 SNAPDRAGON DR, FERNANDINA BEACH													
BLD DATE 03/29/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				318,442	
TOTAL MARKET OB/XF VALUE				7,773	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				401,215	
SOH/AGL Deduction				116,744	
ASSESSED VALUE				284,471	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				234,471	
TOTAL JUST VALUE				401,215	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				372,424	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010391	CO ISSUED	0	10/15/2018
18005892	NEW CONSTR	352,660	06/11/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2272/0424	4/26/2019	WD	Q	I	02	298,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PEAY KATHERINE						
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] W19 FOP=[YR=2018] W15 S8 E15 N8\$ S8 W15 N16 W14 S48 FGR=[YR=2018] S21 E19 N4 FOP=[YR=2018] E8 N2 W1 N6 W7 S8\$ N17 W19\$ E19 S9 E7 S6 E11 S1 E11 N56\$ PTR= E20 FUS=[YR=2018] E19 S26 W11 STR=[YR=2018] W4 N6 E4 S6\$ N6 W4 S6 W4 N26\$ W20\$.									

LAND DESCRIPTION										TOTAL OB/XF										7,773									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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												