

LOT 81
IN OR 2205/1250
AMELIA CONCOURSE SUB PHASE 2

LABARGE TROY J & ELIZABETH A
95271 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0081-0000



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	PAGE 1 of 1 4																										
Exterior Wall	31	HARDIE BRD 100	0100	01	3,208	110.6070	99.82	320,223	2018	2018	0	0	1.50	98.50	VALUATION SUMMARY																										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2019													Heated Area: 2812																									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019																									
Interior Wall	05	DRYWALL 100														VALUATION BY													STANDARD												
Interior Floo	11	CLAY TILE 50														Tax Group: 4													Tax Dist:												
Interior Floo	14	CARPET 50														BUILDING MARKET VALUE													315,420												
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE													38,857												
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET													75,000												
Bedrooms	4	100														TOTAL MARKET VALUE													429,277												
Bathrooms	3	100														SOH/AGL Deduction													124,931												
Frame	02	WOOD FRAME 100														ASSESSED VALUE													304,346												
Stories	1.5	1.5 100														TOTAL EXEMPTION VALUE													HX HB DV 60,000												
Units	0	100														BASE TAXABLE VALUE													244,346												
Occupancy	00	NONE 100	TOTAL JUST VALUE													429,277																									
			NCON VALUE													0																									
			INCOME VALUE																																						
			PREVIOUS YEAR MKT VALUE													390,051																									
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	2,440	100	2,440	239,908																																					
FGR	447	55	246	24,188																																					
FOP	240	30	72	7,079																																					
FOP	240	30	72	7,079																																					
FUS	372	100	372	36,576																																					
STR	60	10	6	590																																					
TOTALS	3,799		3,208	315,420																																					
EXTRA FEATURES					95271 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	BLD DATE 03/29/2023 NW				LGL DATE																					
1	0810	CONCRETE A	0 100	19 3	57.00	SF	6.50	6.50	100	2018	2018	3	98	363		XF DATE				LAND DATE																					
2	0811	CONCRETE B	0 100	0 0	976.00	SF	5.20	5.20	100	2018	2018	3	98	4,974		INC DATE				AG DATE																					
3	0861	POOL GUNIT	0 100	20 9	180.00	SF	85.00	85.00	100	2019	2019	3	93	14,229																											
4	0845	KOOL DECK	0 100	0 0	435.00	SF	7.25	7.25	100	2019	2019	3	99	3,122																											
5	0910	SCRN RM L	0 100	0 0	615.00	SF	15.00	15.00	100	2019	2019	3	90	8,303																											
6	0476	VF 6 SBPL	0 100	0 0	240.00	LF	32.00	32.00	100	2018	2018	3	95	7,296																											
7	0470	VNYL GATE	0 100	0 0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570																											
TOTAL OB/XF															38,857																										
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	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 04/17/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																									