LOT 103
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

CRISAFULLI KATHRYN MARIE/RAMSEY STUART CRAIG
95128 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0103-0000

BUILDING CHARACTERISTICS

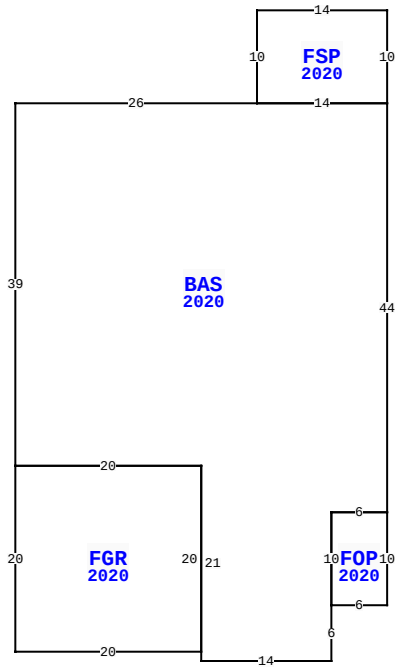
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,884	100	1,884	201,068
FGR	400	55	220	23,479
FOP	60	30	18	1,921
FSP	140	40	56	5,977
TOTALS	2,484		2,178	232,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,178	118.8495	107.26	233,612	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1884 HX Base Yr 2021



95128 SNAPDRAGON DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,444
TOTAL MARKET OB/XF VALUE		3,816
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		311,260
SOH/AGL Deduction		81,474
ASSESSED VALUE		229,786
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		179,786
TOTAL JUST VALUE		311,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906863	CO ISSUED	0	01/16/2020
B1906863	NEW CONSTR	254,931	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2395/0898	9/17/2020	WD	Q	I	01	261,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CRISAFULLI KATHRYN						
2313/0061	10/16/2019	WD	U	V	30	22,300
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W14 S10 BAS=[YR=2020] W26 S39 FGR=[YR=2020] S20 E20 N20 W20$ E20 S21 E14 N6 FOP=[YR=2020] E6 N10 W6 S10$ N10 E6 N44 W14$ E14 N10$.

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	100	27	3	81.00	SF	6.50	6.50	100	2020	2020	3	99	521	
2	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20	5.20	100	2020	2020	3	99	3,295	

LAND DESCRIPTION

TOTAL OB/XF 3,816

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/26/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS