LOT 104
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

HAVEMANN TREVOR JEFFREY/BRADY JENNIFER K
95124 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0104-0000

NASSAU COUNTY PROPERTY

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

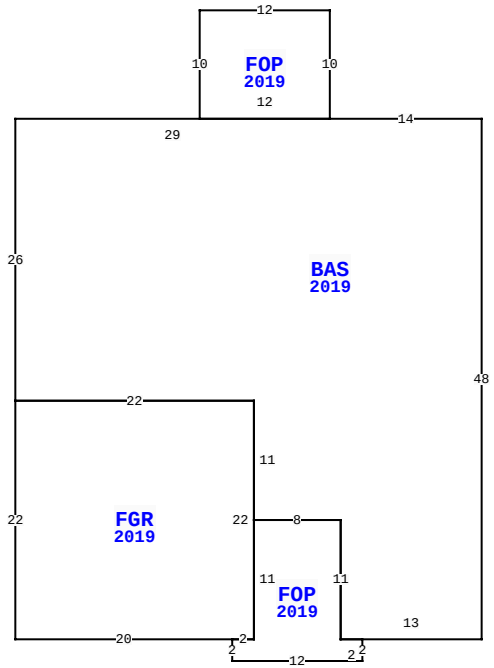
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,492	100	1,492	164,473
FGR	484	55	266	29,323
FOP	112	30	34	3,748
FOP	120	30	36	3,969
TOTALS	2,208		1,828	201,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,828	123.3750	111.35	203,548	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1492 HX Base Yr



95124 SNAPDRAGON DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	201,513
TOTAL MARKET OB/XF VALUE	3,735
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	280,248
SOH/AGL Deduction	0
ASSESSED VALUE	280,248
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,248
TOTAL JUST VALUE	280,248
NCON VALUE	205,248
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1902443	CO ISSUED	0	06/14/2019
B1902443	NEW CONSTR	234,788	03/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/1958	2/10/2023	WD	Q	I	01	335,000
GRANTOR: MABE RICK L & JENNIFE						
GRANTEE: HAVEMANN TREVOR J &						
2297/0127	8/02/2019	WD	Q	I	01	235,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MABE RICK L & JENNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FOP=[YR=2019] N10 W12 S10 E12$ W29 S26
FGR=[YR=2019] S22 E20 FOP=[YR=2019] S2 E12 N2 W2 N11 W8 S11 W2$ E2 N22 W22$ E22 S11 E8 S11 E13 N48$.

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	0	0	0	30.00	SF	6.50	6.50	100	2019	2019	3	99	193	
2	0811	CONCRETE B	0	0	0	0	688.00	SF	5.20	5.20	100	2019	2019	3	99	3,542	

LAND DESCRIPTION

TOTAL OB/XF 3,735

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/25/2019 BY KWMB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS