

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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
BAS	2,484	100	2,484
FGR	622	55	342
FOP	65	30	20
FOP	208	30	62
TOTALS	3,379		2,908
			309,692

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,908	120.4140	108.67	316,012	2018	2018	0	0	2.00	98.00

1 SINGLE FAM - 100% - 2019 Heated Area: 2484 HX Base Yr 2019

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		309,692	
TOTAL MARKET OB/XF VALUE		7,068	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		391,760	
SOH/AGL Deduction		118,946	
ASSESSED VALUE		272,814	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		222,814	
TOTAL JUST VALUE		391,760	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		363,339	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011058	CO ISSUED	0	11/05/2018
B1807491	NEW CONSTR	330,762	07/24/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2238/1565	11/15/2018	WD Q	Q	I	01	285,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: J.V. CIPRIANI & K.L						
2206/1880	6/27/2018	WD U	V	30		324,200
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES																
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	0812	CONCRETE C	0	100	0	1,298.00	SF	4.00	4.00	100	2018	2018	3	98	5,088	
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	1,980	

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

95112 SNAPDRAGON DR, FERNANDINA BEACH

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] W17 FOP=[YR=2018] W16 S13 E16 N13\$ S13 W16 N13 W17 S67 E13 FOP=[YR=2018] S1 E9 N1 FGR=[YR=2018] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$.	

LAND DESCRIPTION		TOTAL OB/XF															7,068							
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	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							