LOT 108
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

RUSSELL GARY N & CHRISTINE MCNULTY
95108 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0108-0000

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

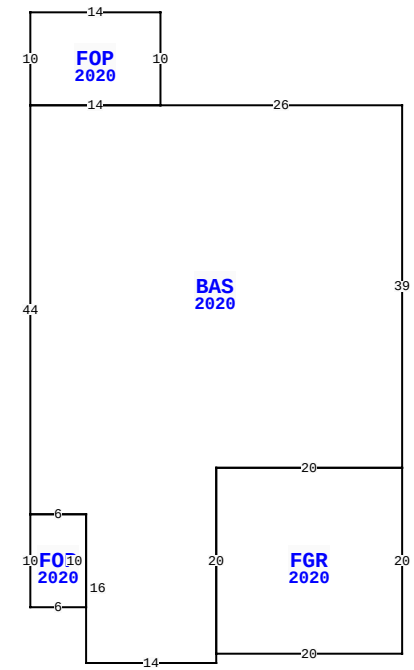
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

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
FOP	140	30	42	4,482
TOTALS	2,484		2,164	230,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,164	118.8495	107.26	232,111	2020	2020	0	0	0	0.50	99.50

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



95108 SNAPDRAGON DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		230,950
TOTAL MARKET OB/XF VALUE		10,592
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		316,542
SOH/AGL Deduction		84,574
ASSESSED VALUE		231,968
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		181,968
TOTAL JUST VALUE		316,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907127	CO ISSUED	0	01/27/2020
B1907127	NEW CONSTR	254,931	09/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2635/1815	5/01/2023	WD	Q	I	01	390,000
GRANTOR: NEWMAN MATTHEW G & LI						
GRANTEE: RUSSELL GARY N & CH						
2363/1721	5/26/2020	WD	Q	I	01	261,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: NEWMAN MATTHEW G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W26 FOP=[YR=2020] N10 W14 S10 E14$ W14 S44
FOP=[YR=2020] S10 E6 N10 W6$ E6 S16 E14 N1 FGR=[YR=2020]
E20 N20 W20 S20$ N20 E20 N39$.

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	792.00	SF	5.20	5.20	100	2020	2020	3	99	4,077	
3	0462	ST/AL FNC	0	100	150	0	600.00	SF	10.00	10.00	100	2020	2020	3	95	5,700	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 10,592

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