

LOT 109
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

TEEL SAMUEL/ORTEGA LAURA
95104 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0109-0000



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	2,161	120.1872	108.47	234,404	2019	2019	0	0	1.00	99.00	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021													Heated Area: 1866									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 60																							
Interior Floo	14	CARPET 40																							
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	1,866	100	1,866	200,381																					
FGR	444	55	244	26,202																					
FOP	51	30	15	1,611																					
FOP	120	30	36	3,866																					
TOTALS			2,481	2,161	232,060																				
EXTRA FEATURES			95104 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								
1	0810	CONCRETE A	0	100	0	0	66.00	SF	6.50	6.50	100	2019	2019	3	99	425									
2	0811	CONCRETE B	0	100	0	0	624.00	SF	5.20	5.20	100	2019	2019	3	99	3,212									
TOTAL OB/XF 3,637																									
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								
REVIEW DATE 07/23/2019 BY KWMB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																									

Diagram showing building layout with dimensions and area calculations.

Labels: FOP 2019, BAS 2019, FGR 2019

Dimensions: 12, 10, 27, 23, 24, 27, 20, 10, 11, 16, 4, 6, 18, 11, 5, 7, 8, 2, 46

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2395/1376	9/18/2020	WD	Q	I	02	292,500

GRANTOR: LOSCHIAVO JAMES F & L
GRANTEE: TEEL SAMUEL & LAURA
2312/1548 9/30/2019 WD Q I 02 260,300
GRANTOR: DREAM FINDERS HOMES L
GRANTEE: LOSCHIAVO JAMES F &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W23 FOP=[YR=2019] N10 W12 S10 E12\$ W27 S46
E11 FOP=[YR=2019] S2 E8 N7 W7 S5 W1\$ E1 N5 E18 FGR=[YR=2019]
S10 E20 N27 W4 S6 W16 S11\$ N11 E16 N6 E4 N24\$.