LOT 121
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

HORNER MICHAEL T/WING MELISSA J
95314 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0121-0000

BUILDING CHARACTERISTICS

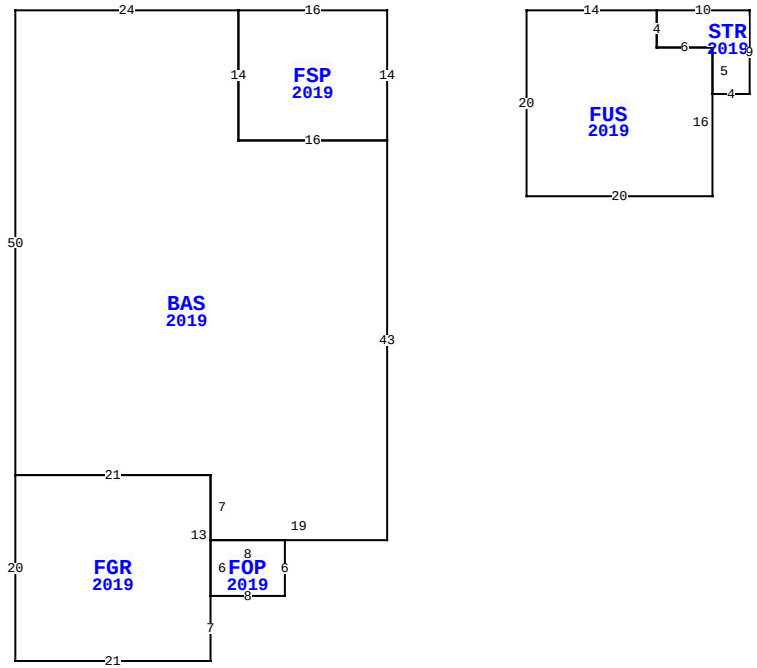
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,909	100	1,909	200,293
FGR	420	55	231	24,236
FOP	48	30	14	1,469
FSP	224	40	90	9,443
FUS	376	100	376	39,450
STR	60	10	6	630
TOTALS	3,037		2,626	275,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,626	117.4320	105.98	278,303	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2285 HX Base Yr 2020



95314 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		275,520
TOTAL MARKET OB/XF VALUE		3,686
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		354,206
SOH/AGL Deduction		105,172
ASSESSED VALUE		249,034
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		199,034
TOTAL JUST VALUE		354,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905003	CO ISSUED	0	09/20/2019
B1905003	NEW CONSTR	308,014	05/14/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2312/0512	9/27/2019	WD	Q	I	02	283,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HORNER MICHAEL T &						
2292/0253	7/19/2019	WD	U	V	30	31,400
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W16 BAS=[YR=2019] W24 S50 FGR=[YR=2019] S20 E21 N7 FOP=[YR=2019] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$ PTR= E15 FUS=[YR=2019] E14 STR=[YR=2019] E10 S9 W4 N5 W6 N4$ S4 E6 S16 W20 N20$ W15$.

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	16	3	48.00	SF	6.50	6.50	100	2019	2019	3	99	309	
2	0811	CONCRETE B	0	100	0	0	656.00	SF	5.20	5.20	100	2019	2019	3	99	3,377	

LAND DESCRIPTION

TOTAL OB/XF 3,686

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 10/01/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS