

LOT 123
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

BUONO MICHAEL A JR & CHRISTINA M
95306 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0123-0000



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	13	LVT/LAMMT 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

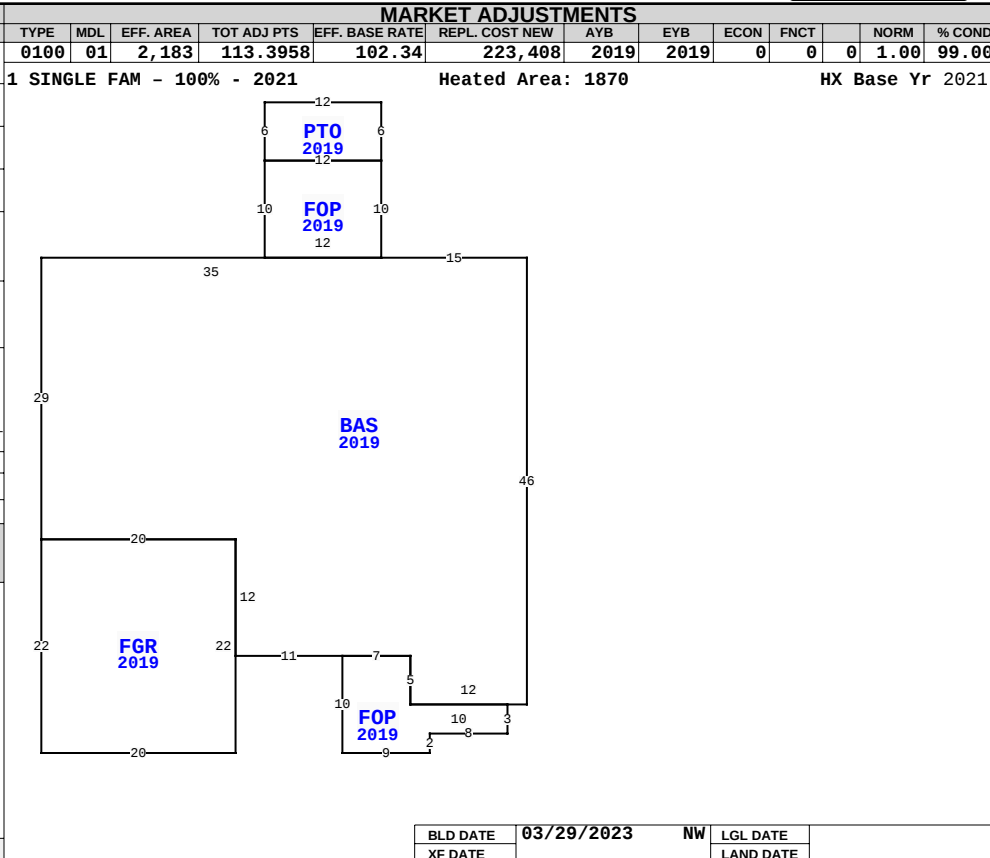
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4067.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	1,870	189,462
FGR	440	55	242	24,518
FOP	104	30	31	3,141
FOP	120	30	36	3,647
PTO	72	5	4	405
TOTALS	2,606		2,183	221,174

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	20	3	60.00	SF	6.50	6.50	100	2019	2019	3	99	386	
2	0811	CONCRETE B	0	100	0	0	668.00	SF	5.20	5.20	100	2019	2019	3	99	3,439	

LAND DESCRIPTION			TOTAL OB/XF 3,825														
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
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 12/09/2019 BY KW



95306 SNAPDRAGON DR, FERNANDINA BEACH

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,183	113.3958	102.34	223,408	2019	2019	0	0	0	1.00	99.00

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		221,174
TOTAL MARKET OB/XF VALUE		3,825
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		299,999
SOH/AGL Deduction		77,412
ASSESSED VALUE		222,587
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,587
TOTAL JUST VALUE		299,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1908204	CO ISSUED	0	11/25/2019
B1908204	NEW CONSTR	255,532	08/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2327/0717	12/13/2019	WD	Q	I	01	263,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BUONO MICHAEL A JR						
2301/1253	8/30/2019	WD	U	V	11	100
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2019] W15 FOP=[YR=2019] N10 PTO=[YR=2019] N6 W12 S6 E12\$ W12 S10 E12\$ W35 S29 FGR=[YR=2019] S22 E20 N22 W20\$ E20 S12 E11 FOP=[YR=2019] S10 E9 N2 E8 N3 W10 N5 W7\$ E7 S5 E12 N46\$.																

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