

LOT 128
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

DYAL JAMES P & MARY LOU
95288 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0128-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
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

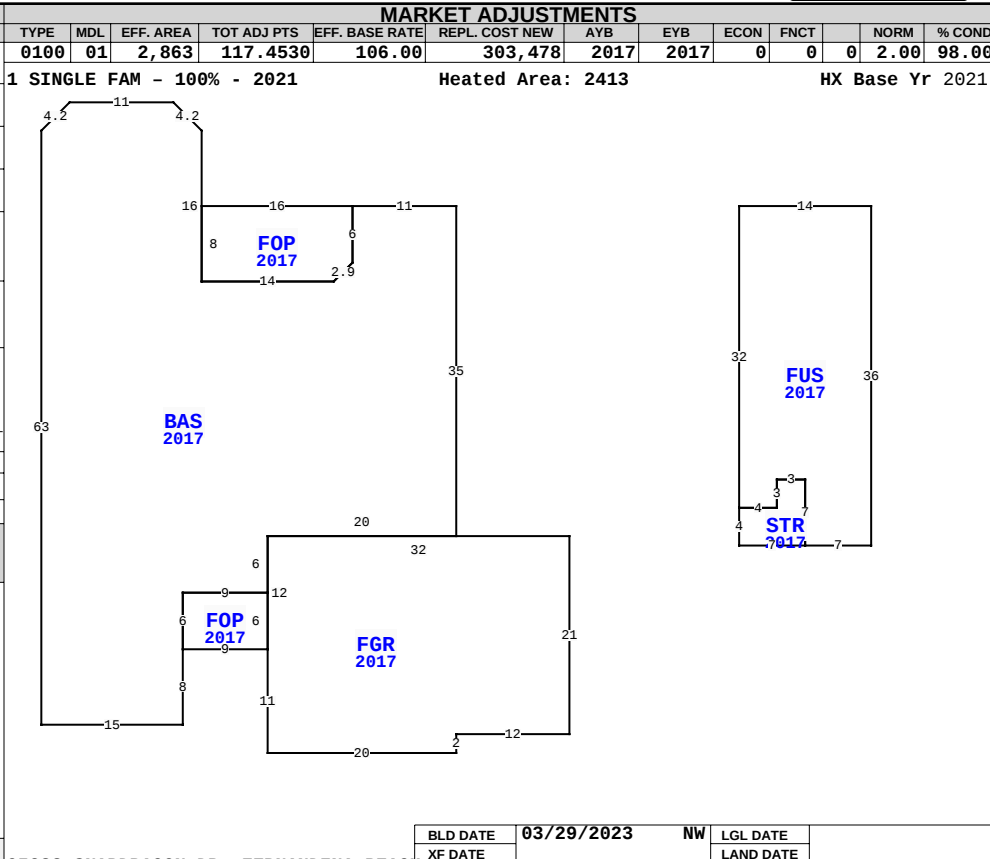
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4067.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,946	100	1,946	202,150
FGR	712	55	392	40,721
FOP	54	30	16	1,662
FOP	126	30	38	3,947
FUS	467	100	467	48,512
STR	37	10	4	416

TOTALS	3,342		2,863	297,408
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0911	SCRN RM A	0 100	10	18	180.00	SF	17.50	17.50
2	0855	CONC PAVER	0 100	27	10	270.00	SF	10.00	10.00
3	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	6.50
4	0811	CONCRETE B	0 100	0	0	906.00	SF	5.20	5.20
5	0462	ST/AL FNC	0 100	100	0	400.00	SF	10.00	10.00
6	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100			0.00	0.00	1.00



TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	297,408								
TOTAL MARKET OB/XF VALUE	14,981								
TOTAL LAND VALUE - MARKET	75,000								
TOTAL MARKET VALUE	387,389								
SOH/AGL Deduction	286,109								
ASSESSED VALUE	101,280								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	51,280								
TOTAL JUST VALUE	387,389								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	355,949								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106048	SCRN ENCL	4,615	05/12/2021
C1705761	CO ISSUED	0	01/02/2018
B1705761	NEW CONSTR	312,657	06/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2405/0415	11/02/2020	WD	Q	I	01	370,000
GRANTOR: ALEXIS CASEY MARIE &						
GRANTEE: DYAL JAMES P & MARY						
2194/1945	12/28/2017	WD	U	I	11	100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ALEXIS CASEY MARIE						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2017] W11 FOP=[YR=2017] W16 S8 E14 U2 R2 N6\$ S6 D2 L2 W14 N16 U3 L3 W11 D3 L3 S63 E15 N8 FOP=[YR=2017] E9 FGR=[YR=2017] S11 E20 N2 E12 N21 W32 S12\$ N6 W9 S6\$ N6 E9 N6 E20 N35\$ PTR= E30 FUS=[YR=2017] E14 S36 W7 STR=[YR=2017] W7 N4 E4 N3 E3 S7\$ N7 W3 S3 W4 N32\$ W30\$.									