LOT 130
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

LLARENA ALEX & PATSY A
95274 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0130-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

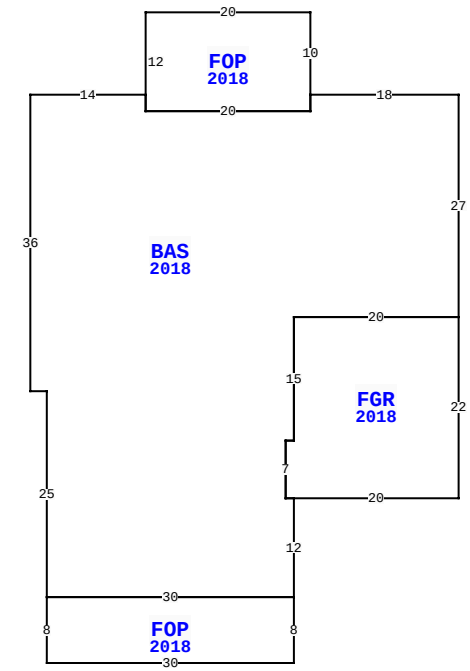
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,395	100	2,395	255,394
FGR	447	55	246	26,233
FOP	240	30	72	7,678
FOP	240	30	72	7,678
TOTALS	3,322		2,785	296,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,785	119.9520	108.26	301,504	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2395 HX Base Yr 2021



95274 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		296,981
TOTAL MARKET OB/XF VALUE		4,085
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		376,066
SOH/AGL Deduction		179,447
ASSESSED VALUE		196,619
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		146,619
TOTAL JUST VALUE		376,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003919	CO ISSUED	0	04/18/2018
B1709781	NEW CONSTR	309,705	11/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2409/1083	11/18/2020	WD	Q	I	01	321,000
GRANTOR: JOHNSON BRAD						
GRANTEE: LLARENA ALEX & PATS						
2327/0957	12/20/2019	WD	Q	I	01	310,000
GRANTOR: GREEN ROBERT LEROY II						
GRANTEE: JOHNSON BRAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FOP=[YR=2018] N10 W20 S12 E20 N2$ S2 W20 N2 W14 S36 E2 S25 FOP=[YR=2018] S8 E30 N8 W30$ E30 N12 FGR=[YR=2018] E20 N22 W20 S15 W1 S7 E1$ W1 N7 E1 N15 E20 N27$.

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	0812	CONCRETE C	0	100	0	0	1,042.00	SF	4.00	4.00	100	2018	2018	3	98	4,085	

LAND DESCRIPTION

TOTAL OB/XF 4,085

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 04/06/2018 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS