

LOT 131
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

COLEMAN MORIAH
95220 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0131-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	4067.100	

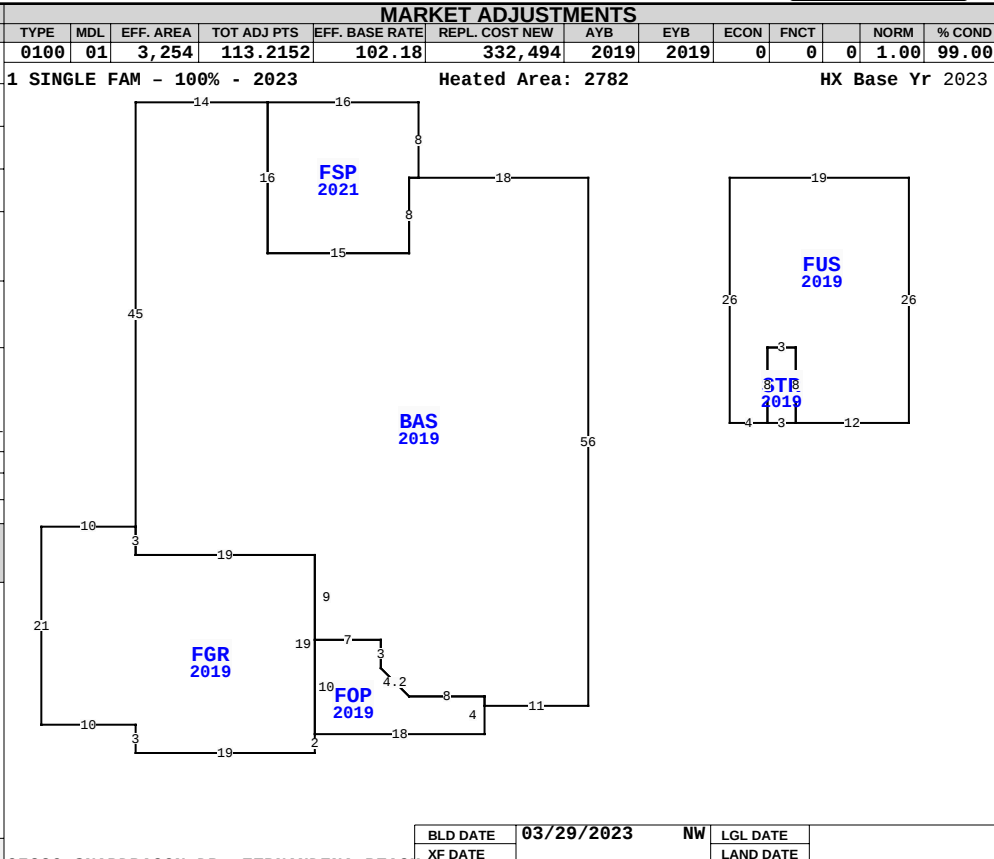
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,312	100	2,312	233,878
FGR	609	55	335	33,888
FOP	119	30	36	3,641
FSP	248	40	99	10,015
FUS	470	100	470	47,545
STR	24	10	2	202

TOTALS	3,782		3,254	329,169
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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	0811	CONCRETE B	0	100	0	0	971.00	SF	5.20	5.20	100	2019	2019	3	99	4,999	
2	0462	ST/AL FNC	0	100	128	0	512.00	SF	10.00	10.00	100	2021	2021	3	98	5,018	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	

LAND DESCRIPTION			TOTAL OB/XF 10,314														
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 04/17/2019 BY TW



95220 SNAPDRAGON DR, FERNANDINA BEACH

TOTAL OB/XF 10,314																
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
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

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		329,169	
TOTAL MARKET OB/XF VALUE		10,314	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		414,483	
SOH/AGL Deduction		0	
ASSESSED VALUE		414,483	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		364,483	
TOTAL JUST VALUE		414,483	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		383,458	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909715	CO ISSUED	0	05/01/2019
B1909715	NEW CONSTR	375,626	01/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2548/1065	3/18/2022	WD	Q	I	01	530,000	
GRANTOR: TURNER CHRISTOPHER LE							
GRANTEE: COLEMAN MORIAH							
2278/0393	5/13/2019	WD	Q	I	02	346,900	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: TURNER CHRISTOPHER							

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[YR=2019] W18 FSP=[YR=2021] N8 W16 S16 E15 N8 E1\$ W1 S8 W15 N16 W14 S45 FGR=[YR=2019] W10 S21 E10 S3 E19 N2 FOP=[YR=2019] E18 N4 W8 L3 U3 N3 W7 S10\$ N19 W19 N3\$ S3 E19 S9 E7 S3 D3 R3 E8 S1 E11 N56\$ PTR= E15 FUS=[YR=2019] E19 S26 W12 STR=[YR=2019] W3 N8 E3 S8\$ N8 W3 S8 W4 N26\$ W15\$.																

TOTAL OB/XF 10,314																
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
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

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