

LOT 132
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

HOBBS TROY A & COLLEEN
95208 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0132-0000



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 50
Interior Floo	14	CARPET 50
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

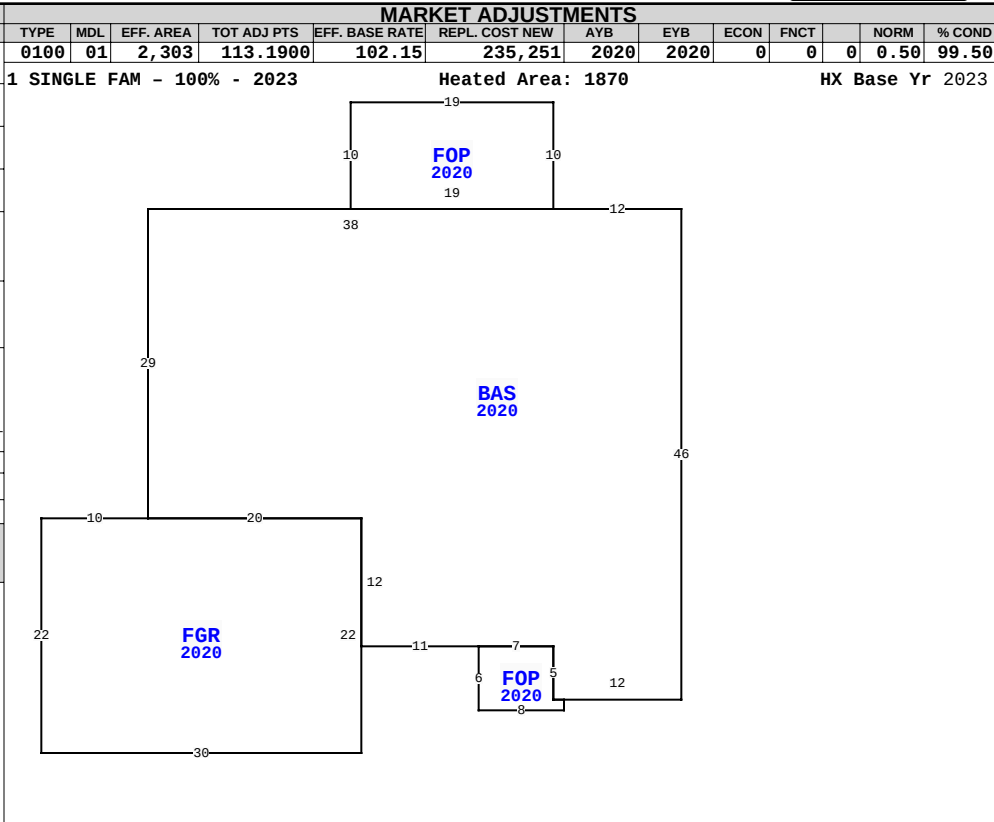
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	1,870	190,066
FGR	660	55	363	36,895
FOP	43	30	13	1,321
FOP	190	30	57	5,794

TOTALS 2,763 2,303 234,075

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	2020
2	0810	CONCRETE A	0 100	0	0	663.00	SF	6.50	6.50	100	2020
3	0462	ST/AL FNC	0 100	95	0	380.00	SF	10.00	10.00	100	2020
4	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2020

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



95208 SNAPDRAGON DR, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						234,075					
TOTAL MARKET OB/XF VALUE						8,927					
TOTAL LAND VALUE - MARKET						75,000					
TOTAL MARKET VALUE						318,002					
SOH/AGL Deduction						0					
ASSESSED VALUE						318,002					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						268,002					
TOTAL JUST VALUE						318,002					
NCON VALUE						0					
INCOME VALUE						0					
PREVIOUS YEAR MKT VALUE						291,968					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1911071	CO ISSUED	0	03/05/2020
B1911071	NEW CONSTR	267,816	10/22/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2362/0437	5/15/2020	WD	Q	I	02	286,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: HOBBS TROY A & COLL							
2305/1770	9/20/2019	WD	U	V	30	7,500	
GRANTOR: DFH AMELIA LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W12 FOP=[YR=2020] N10 W19 S10 E19\$ W38 S29											
FGR=[YR=2020] W10 S22 E30 N22 W20\$ E20 S12 E11 FOP=[YR=2020]											
S6 E8 N1 W1 N5 W7\$ E7 S5 E12 N46\$.											