

LOT 134  
AMELIA CONOURSE SUB PHASE 2  
PBK 8/222

WILLIAMS FRANK E III & MARIE  
95194 SNAPDRAGON DRIVE  
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0134-0000



| BUILDING CHARACTERISTICS                                                                                                                     |                  |                |                                       |                      | MARKET ADJUSTMENTS |             |                |                |             |                |           |          |             |         | NASSAU COUNTY PROPERTY |                   |            |                             |      |         |      |     |    |        |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|---------------------------------------|----------------------|--------------------|-------------|----------------|----------------|-------------|----------------|-----------|----------|-------------|---------|------------------------|-------------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|
| ELEMENT                                                                                                                                      | CD               | CONSTRUCTION   | TYPE                                  | MDL                  | EFF. AREA          | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT     | NORM        | % COND  | PAGE 1 of 1            |                   |            |                             |      |         |      |     |    |        |  |  |
| Exterior Wall                                                                                                                                | 31               | HARDIE BRD 100 | 0100                                  | 01                   | 2,977              | 116.0712    | 104.75         | 311,841        | 2019        | 2019           | 0         | 0        | 0           | 1.00    | 99.00                  | VALUATION SUMMARY |            |                             |      |         |      |     |    |        |  |  |
| Roof Structur                                                                                                                                | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 100% - 2020            |                      |                    |             |                |                |             |                |           |          |             |         |                        | Heated Area: 2553 |            |                             |      |         |      |     |    |        |  |  |
| Roof Cover                                                                                                                                   | 03               | COMP SHNGL 100 |                                       |                      |                    |             |                |                |             |                |           |          |             |         |                        | HX Base Yr 2020   |            |                             |      |         |      |     |    |        |  |  |
| Interior Wall                                                                                                                                | 05               | DRYWALL 100    |                                       |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Interior Floo                                                                                                                                | 11               | CLAY TILE 60   |                                       |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Interior Floo                                                                                                                                | 13               | LVT/LAMMT 40   |                                       |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Air Condition                                                                                                                                | 03               | CENTRAL 100    |                                       |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Heating Type                                                                                                                                 | 04               | AIR DUCTED 100 |                                       |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Bedrooms                                                                                                                                     |                  | 4 100          |                                       |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Bathrooms                                                                                                                                    |                  | 3 100          |                                       |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Frame                                                                                                                                        | 02               | WOOD FRAME 100 |                                       |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Stories                                                                                                                                      |                  | 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                                                                                                                                          | 2,553            | 100            | 2,553                                 | 264,753              |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| FGR                                                                                                                                          | 622              | 55             | 342                                   | 35,467               |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| FOP                                                                                                                                          | 65               | 30             | 20                                    | 2,074                |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| FOP                                                                                                                                          | 208              | 30             | 62                                    | 6,430                |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| TOTALS                                                                                                                                       |                  |                | 3,448                                 | 2,977                | 308,723            |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| EXTRA FEATURES                                                                                                                               |                  |                | 95194 SNAPDRAGON DR, FERNANDINA BEACH |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| 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                  | 0                  | 0           | 21.00          | SF             | 6.50        | 6.50           | 100       | 2019     | 2019        | 3       | 99                     | 135               |            |                             |      |         |      |     |    |        |  |  |
| 2                                                                                                                                            | 0811             | CONCRETE B     | 0                                     | 100                  | 0                  | 0           | 631.00         | SF             | 5.20        | 5.20           | 100       | 2019     | 2019        | 3       | 99                     | 3,248             |            |                             |      |         |      |     |    |        |  |  |
| 3                                                                                                                                            | 0911             | SCRN RM A      | 0                                     | 100                  | 0                  | 0           | 881.00         | SF             | 17.50       | 17.50          | 100       | 2019     | 2019        | 3       | 90                     | 13,876            |            |                             |      |         |      |     |    |        |  |  |
| 4                                                                                                                                            | 0861             | POOL GUNIT     | 0                                     | 100                  | 26                 | 11          | 286.00         | SF             | 85.00       | 85.00          | 100       | 2019     | 2019        | 3       | 93                     | 22,608            |            |                             |      |         |      |     |    |        |  |  |
| 5                                                                                                                                            | 0871             | POOL HTR R     | 0                                     | 100                  | 0                  | 0           | 1.00           | UT             | 2,000.00    | 2,000.00       | 100       | 2019     | 2019        | 3       | 90                     | 1,800             |            |                             |      |         |      |     |    |        |  |  |
| 6                                                                                                                                            | 0462             | ST/AL FNC      | 0                                     | 100                  | 72                 | 0           | 288.00         | SF             | 10.00       | 10.00          | 100       | 2021     | 2021        | 3       | 98                     | 2,822             |            |                             |      |         |      |     |    |        |  |  |
| 7                                                                                                                                            | 0855             | CONC PAVER     | 0                                     | 100                  | 0                  | 0           | 595.00         | SF             | 10.00       | 10.00          | 100       | 2019     | 2019        | 3       | 99                     | 5,891             |            |                             |      |         |      |     |    |        |  |  |
| 8                                                                                                                                            | 0476             | VF 6 SBPL      | 0                                     | 100                  | 66                 | 0           | 66.00          | LF             | 32.00       | 32.00          | 100       | 2021     | 2021        | 3       | 99                     | 2,091             |            |                             |      |         |      |     |    |        |  |  |
| 9                                                                                                                                            | 0470             | VNYL GATE      | 0                                     | 100                  | 0                  | 0           | 2.00           | UT             | 300.00      | 300.00         | 100       | 2021     | 2021        | 3       | 99                     | 594               |            |                             |      |         |      |     |    |        |  |  |
| TOTAL OB/XF 53,065                                                                                                                           |                  |                |                                       |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| LAND DESCRIPTION                                                                                                                             |                  |                |                                       |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| 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 | 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 11/25/2019 BY KWNW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS |                  |                |                                       |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |