

LOT 135
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

MAYNARD KATHERINE DELORES/MAYNARD TAYLOR A
95186 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0135-0000



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 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	04
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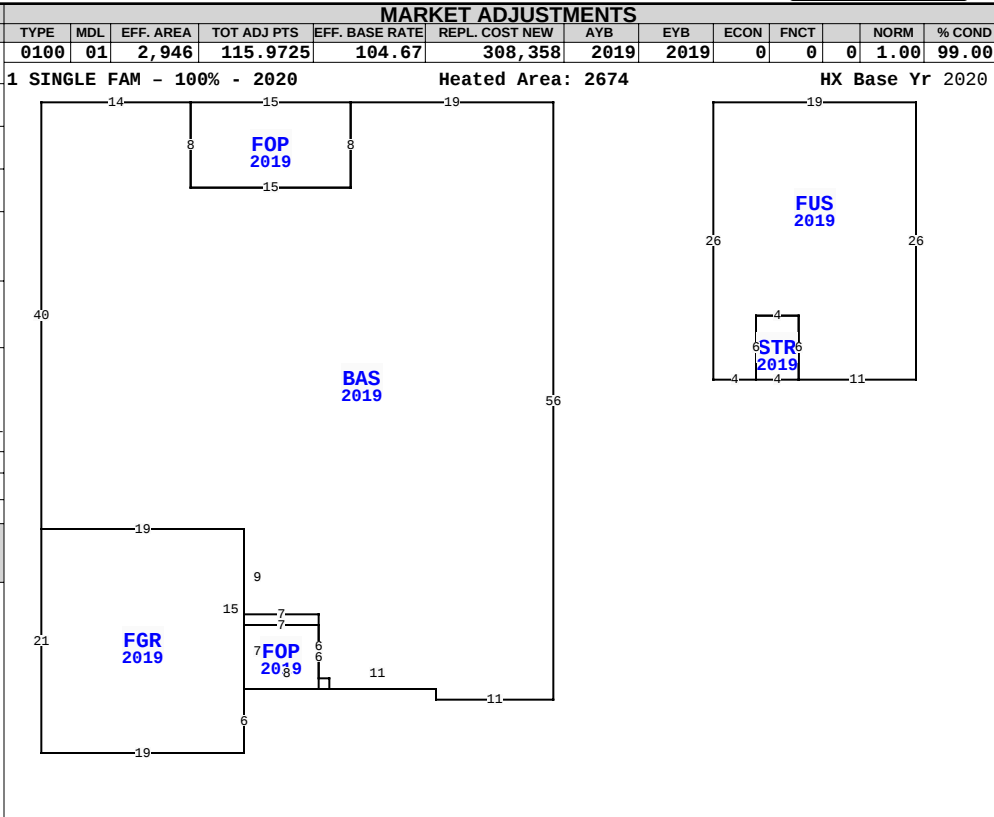
NEIGHBORHOOD/LOC	4067.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100	2,204	228,386
FGR	399	55	219	22,694
FOP	50	30	15	1,554
FOP	120	30	36	3,730
FUS	470	100	470	48,703
STR	24	10	2	207

TOTALS	3,267		2,946	305,274
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	692.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	78	0	78.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	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	UNIT TYPE	NOTES
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
6,330											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		305,274	
TOTAL MARKET OB/XF VALUE		6,330	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		386,604	
SOH/AGL Deduction		122,556	
ASSESSED VALUE		264,048	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		214,048	
TOTAL JUST VALUE		386,604	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		359,079	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1801030	CO ISSUED	0	03/18/2019
1801030	NEW CONSTR	346,626	12/10/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2279/1009	5/16/2019	WD Q	I	01	
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: MAYNARD KATHERINE D					
2259/0112	2/28/2019	WD U	V	30	
GRANTOR: DFH AMELIA LLC					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W19 FOP=[YR=2019] W15 S8 E15 N8\$ S8 W15 N8 W14 S40 FGR 2019= S21 E19 N6 FOP=[YR=2019] E8 N1 W1 N6 W7 S7\$ N15 W19\$ E19 S9 E7 S6 E11 S1 E11 N56\$ PTR= E15FUS=[YR=2019] E19 S26 W11 STR=[YR=2019] W4 N6 E4 S6\$ N6 W4 S6 W4 N26\$ W15\$.											