

LOT 140
IN OR 2239/1491
AMELIA CONCOURSE SUB PHASE 2

ROBERTSON SABRINA & JAY
95158 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0140-0000



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	2,711	118.1376	106.62	289,047	2018	2018	0	0	1.50	98.50	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2019												Heated Area: 2361													
Roof Cover	03	COMP SHNGL 100	HX Base Yr 2019																									
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 60																										
Interior Floo	11	CLAY TILE 40																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		4 100																										
Bathrooms		3 100																										
Frame	02	WOOD FRAME 100																										
Stories	0	0 100																										
Units	0	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	1,894	100	1,894	198,909																								
FGR	460	55	253	26,570																								
FOP	54	30	16	1,680																								
FOP	256	30	77	8,087																								
FUS	467	100	467	49,045																								
STR	37	10	4	420																								
TOTALS			3,168	2,711	284,711																							
EXTRA FEATURES			95158 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	0811	CONCRETE B	0	100	0	0	662.00	SF	5.20	5.20	100	2018	2018	3	98	3,374												
2	0476	VF 6 SBPL	0	100	80	0	96.00	LF	32.00	32.00	100	2021	2021	3	99	3,041												
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297												
4	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2022	2022	3	100	24,480												
5	0855	CONC PAVER	0	100	0	0	312.00	SF	10.00	10.00	100	2022	2022	3	100	3,120												
6	0462	ST/AL FNC	0	100	0	0	240.00	SF	10.00	10.00	100	2022	2022	3	100	2,400												
TOTAL OB/XF 36,712																												
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											
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 10/19/2022 BY DJ																												
Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																												