

LOT 141
AMELIA CONOURSE SUB PHASE 2
PBK 8/222

LOMBARDINO BRIAN RAY & MELINDA LOVE
95152 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0141-0000



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	11	CLAY TILE 50
Interior Floor	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

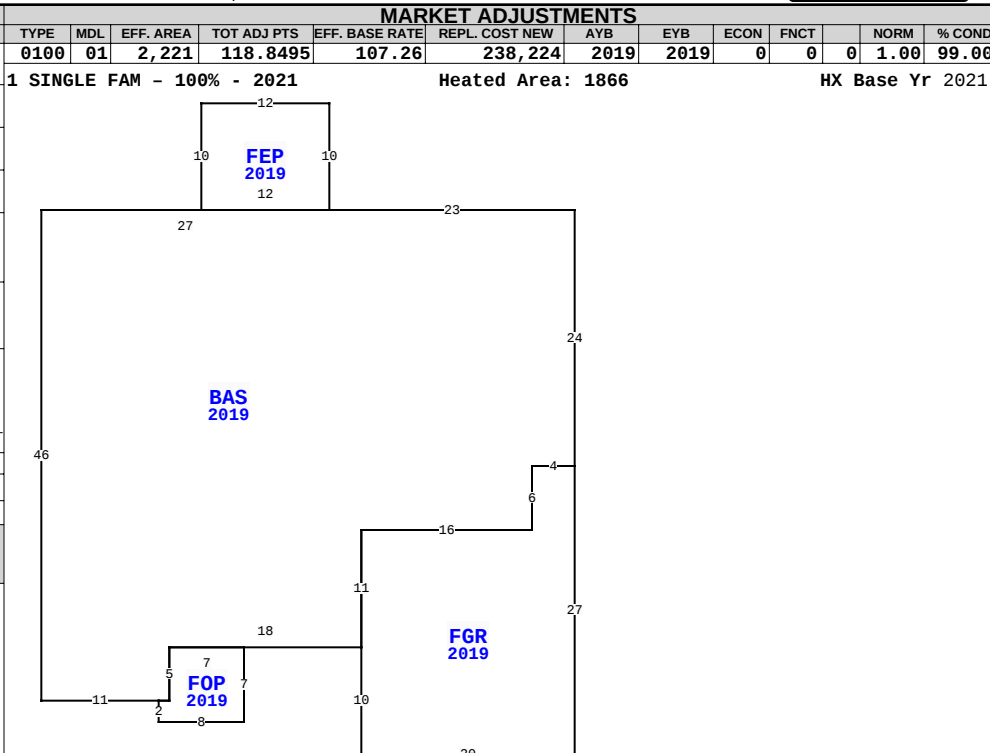
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

NEIGHBORHOOD/LOC 4067.100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	1,866	198,146
FEP	120	80	96	10,194
FGR	444	55	244	25,909
FOP	51	30	15	1,593

TOTALS	2,481		2,221	235,842
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00
2	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00
3	0476	VF 6 SBPL	0	100	100	0	100.00	LF	32.00	32.00
4	0462	ST/AL FNC	0	100	80	0	320.00	SF	10.00	10.00
5	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50
6	0811	CONCRETE B	0	100	0	0	656.00	SF	5.20	5.20

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



95152 SNAPDRAGON DR, FERNANDINA BEACH	BLD DATE 03/29/2023	NW	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2021	2021	3	99	297	
100	2021	2021	3	99	297	
100	2021	2021	3	99	3,168	
100	2021	2021	3	98	3,136	
100	2019	2019	3	99	405	
100	2019	2019	3	99	3,377	

TOTAL OB/XF										
10,680										

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		235,842	
TOTAL MARKET OB/XF VALUE		10,680	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		321,522	
SOH/AGL Deduction		80,401	
ASSESSED VALUE		241,121	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		191,121	
TOTAL JUST VALUE		321,522	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		295,059	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904518	CO ISSUED	0	09/09/2019
B1904518	NEW CONSTR	278,145	05/02/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2333/0279	1/14/2020	WD	Q	I	02
GRANTOR: DREAM FINDERS HOMES L					SALE PRICE
GRANTEE: LOMBARDINO BRIAN RA					
2292/0253	7/19/2019	WD	U	V	30
GRANTOR: DFH AMELIA LLC					31,400
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=2019] W23 FEP=[YR=2019] N10 W12 S10 E12\$ W27 S46 E11 FOP=[YR=2019] S2 E8 N7 W7 S5 W1\$ E1 N5 E18 FGR=[YR=2019] S10 E20 N27 W4 S6 W16 S11\$ N11 E16 N6 E4 N24\$.										