LOT 147
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

MOLINARO STEFAN W & VANESSA
95266 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0147-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

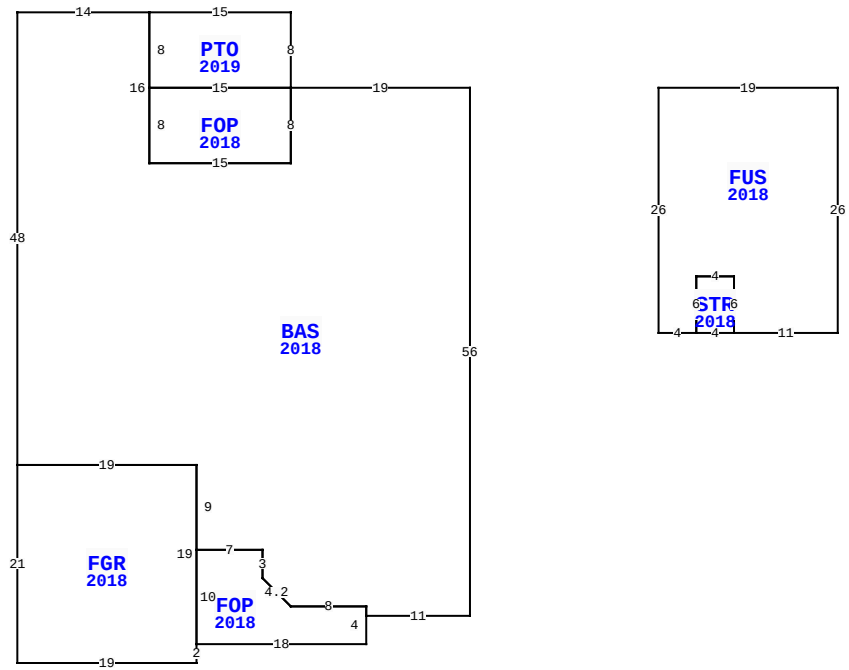
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,312	100	2,312	243,056
FGR	399	55	219	23,023
FOP	119	30	36	3,785
FOP	120	30	36	3,785
FUS	470	100	470	49,410
PTO	120	5	6	631
STR	24	10	2	210
TOTALS	3,564		3,081	323,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,081	117.6588	106.19	327,171	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 0 Heated Area: 2782 HX Base Yr



95266 SNAPDRAGON DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	323,899
TOTAL MARKET OB/XF VALUE	5,159
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	404,058
SOH/AGL Deduction	54,825
ASSESSED VALUE	349,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	349,233
TOTAL JUST VALUE	404,058
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	376,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1906569	SCRN ENCLSR	7,900	08/01/2019
C1805657	CO ISSUED	0	01/08/2019
18005657	NEW CONSTR	354,380	06/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2266/0416	3/15/2019	WD	Q	I	01	305,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MOLINARO STEFAN W &						
2222/0604	8/23/2018	WD	U	V	30	117,200
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W19 PTO=[YR=2019] N8 W15 S8 E15$ FOP=[YR=2018] W15 S8 E15N8$ S8 W15 N16 W14 S48 FGR=[YR=2018] S21 E19 N2 FOP=[YR=2018] E18N4 W8 U3 L3 N3 W7 S10$ N19 W19$ E19 S9 E7 S3 D3 R3 E8 S1E11 N56$ PTR= E20 FUS=[YR=2018] E19 S26 W11 STR=[YR=2018] W4 N6 E4 S6$ N6 W4 S6 W4 N26$ W20$.

EXTRA FEATURES

LN	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	0	0	0	635.00	SF	5.20	5.20	100	2019	2019	3	99	3,269	
2	0911	SCRN RM A	0	0	15	8	120.00	SF	17.50	17.50	100	2019	2019	3	90	1,890	

LAND DESCRIPTION

TOTAL OB/XF 5,159

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0			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