

BANIGAN JAMES W & MARY P
95262 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

30-2N-28-0151-0148-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0100 01 3,226 110.6070 99.82 322,019 2018 2018 0 0 2.00 98.00										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 2021 Heated Area: 2760 HX Base Yr 2021										BUILDING MARKET VALUE 315,579									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 14,834									
Interior Wall 03 DRYWALL 100																				TOTAL LAND VALUE - MARKET 75,000									
Interior Floo 11 CLAY TILE 50																				TOTAL MARKET VALUE 405,413									
Interior Floo 14 CARPET 50																				SOH/AGL Deduction 101,027									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 304,386									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 254,386									
Bathrooms 3 100																				TOTAL JUST VALUE 405,413									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 372,916									
Occupancy 00 NONE 100																													
Quality 04 Quality Level 04																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				C1707790 CO ISSUED 0 02/01/2018									
MAP NUM MKT AREA 04																				B1707790 NEW CONSTR 350,043 08/29/2017									
NEIGHBORHOOD/LOC 4067.100																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,760 100 2,760 269,993																													
FGR 675 55 371 36,292																													
FOP 90 30 27 2,641																													
PTO 200 30 60 5,869																													
PTO 170 5 8 783																													
TOTALS 3,895 3,226 315,579																													
EXTRA FEATURES										95262 SNAPDRAGON DR, FERNANDINA BEACH										BLD DATE 03/29/2023 NW LGL DATE									
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																				LAND DATE									
1 0810 CONCRETE A 0 100 8 3 24.00 SF 6.50 6.50 100 2018 2018 3 98 153																				AG DATE									
2 0811 CONCRETE B 0 100 0 0 890.00 SF 5.20 5.20 100 2018 2018 3 98 4,535																													
3 0476 VF 6 SBPL 0 100 0 0 180.00 LF 32.00 32.00 100 2018 2018 3 95 5,472																													
4 0470 VNYL GATE 0 100 0 0 1.00 UT 300.00 300.00 100 2018 2018 3 95 285																													
5 0462 ST/AL FNC 0 100 114 0 456.00 SF 10.00 10.00 100 2018 2018 3 90 4,104																													
6 0463 FENCE GATE 0 100 0 0 1.00 UT 300.00 300.00 100 2018 2018 3 95 285																													
LAND DESCRIPTION										TOTAL OB/XF 14,834																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 100																													
REVIEW DATE 02/21/2018 BY KW										Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000										PRINTED 08/02/2023 BY SYS									