

LOT 149
IN OR 2175/8
AMELIA CONCOURSE SUB PHASE 2

JOHNSON PERCY L & ZANDRA
95258 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0149-0000



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	4,163	107.6460	97.15	404,435	2018	2018	0	0	0	1.50	98.50	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2019													Heated Area: 3681														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019														
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		5 100																												
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	2,801	100	2,801	268,035																										
FGR	675	55	371	35,502																										
FOP	159	30	48	4,593																										
FOP	200	30	60	5,742																										
FUS	880	100	880	84,210																										
STR	32	10	3	287																										
TOTALS			4,747	4,163	398,368																									
EXTRA FEATURES					95258 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	0810	CONCRETE A	0 100	6 3	18.00	SF	6.50	6.50	100	2018	2018	3	98	115																
2	0811	CONCRETE B	0 100	0 0	895.00	SF	5.20	5.20	100	2018	2018	3	98	4,561																
3	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	99	3,465																
TOTAL OB/XF 8,141																														
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
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 02/13/2018 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																														