LOT 150
IN OR 2188/446
AMELIA CONCOURSE SUB PHASE 2

SMITH WILLIAM & NICOLE
95252 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0150-0000

BUILDING CHARACTERISTICS

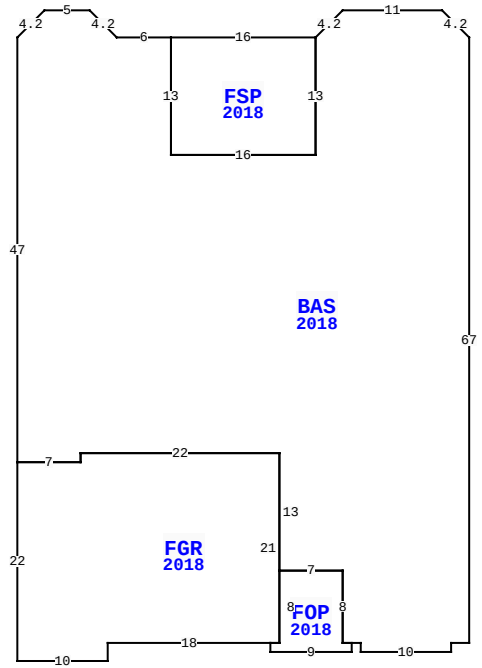
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,560	100	2,560	254,593
FGR	622	55	342	34,012
FOP	65	30	20	1,989
FSP	208	40	83	8,255
TOTALS	3,455		3,005	298,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,005	112.4424	101.48	304,947	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2560 HX Base Yr 2019



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

95252 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		298,848
TOTAL MARKET OB/XF VALUE		8,791
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		382,639
SOH/AGL Deduction		111,789
ASSESSED VALUE		270,850
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		220,850
TOTAL JUST VALUE		382,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002934	CO ISSUED	0	03/21/2018
B1708332	NEW CONSTR	326,506	09/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2188/0446	3/30/2018	WD	Q	I	01	331,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SMITH WILLIAM & NIC						
2156/0879	11/02/2017	WD	U	V	30	546,000
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W11 D3 L3 FSP=[YR=2018] W16 S13 E16 N13$ S13 W16 N13 W6 U3 L3 W5 D3 L3 S47 FGR=[YR=2018] S22 E10 N2 E18 FOP=[YR=2018] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E2 S1 E10 N1 E2 N67$.

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	0855	CONC PAVER	0	100	0	0	897.00	SF	10.00	10.00	100	2018	2018	3	98	8,791	

LAND DESCRIPTION

TOTAL OB/XF 8,791

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/06/2018 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS