

LOT 152
IN OR 2210/1654
AMELIA CONCOURSE SUB PHASE 2

REESE MARCUS D
95240 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0152-0000



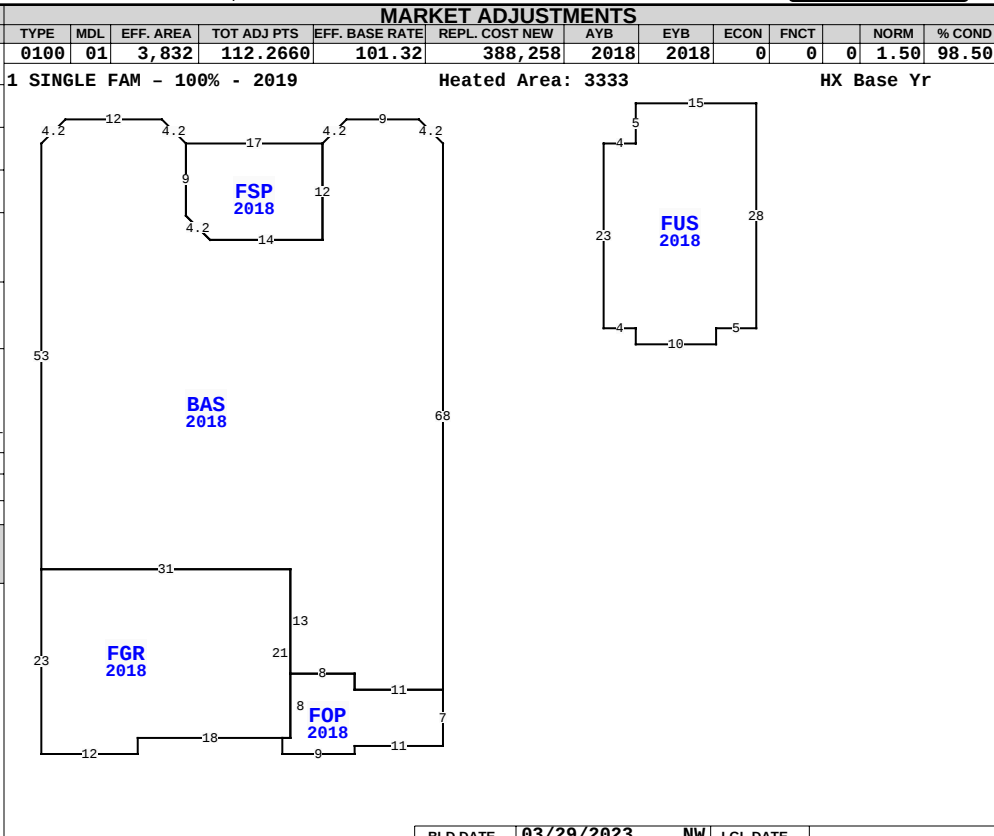
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
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	2,801	100	2,801	279,540
FGR	675	55	371	37,026
FOP	159	30	48	4,790
FSP	200	40	80	7,984
FUS	532	100	532	53,093
TOTALS	4,367		3,832	382,434

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,176.00	SF	4.00
2	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00
4	0462	ST/AL FNC	0	100	0	0	288.00	SF	10.00

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



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
95240 SNAPDRAGON DR, FERNANDINA BEACH				

TOTAL OB/XF									
12,799									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
382,434									
TOTAL MARKET OB/XF VALUE									
12,799									
TOTAL LAND VALUE - MARKET									
75,000									
TOTAL MARKET VALUE									
470,233									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
470,233									
TOTAL EXEMPTION VALUE									
13 470,233									
BASE TAXABLE VALUE									
0									
TOTAL JUST VALUE									
470,233									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
435,921									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C180835	CO ISSUED	0	06/28/2018
B180835	NEW CONSTR	426,717	01/25/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2210/1654	7/06/2018	WD	Q	I	01	384,100	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:REESE MARCUS D							
2183/1672	3/13/2018	WD	U	V	11	100	
GRANTOR:DFH AMELIA LLC							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] U3 L3 W9 D3 L3 FSP=[YR=2018] W17 S9 D3 R3 E14 N12\$ S12 W14 U3 L3 N9 U3 L3 W12 D3 L3 S53 FGR=[YR=2018] S23 E12 N2 E18 FOP=[YR=2018] S2 E9 N1 E11 N7 W11 N2 W8 S8 W1\$ E1 N21 W31\$ E31 S13 E8 S2 E11 N68\$ PTR=E20 FUS=[YR=2018] E4 N5 E15 S28 W5 S2 W10 N2 W4 N23\$ W20\$.									