LOT 5
IN OR 2203/592
AMELIA CONCOURSE SUB PHASE 2

BURKS SHANITA R
95261 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0005-0000

BUILDING CHARACTERISTICS

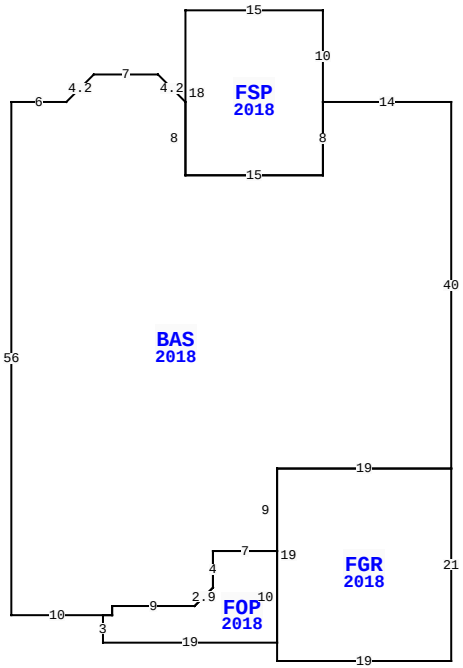
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,232	100	2,232	243,408
FGR	399	55	219	23,883
FOP	119	30	36	3,926
FSP	270	40	108	11,778
TOTALS	3,020		2,595	282,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,595	117.7344	111.85	290,251	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2232 HX Base Yr



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

95261 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		282,995
TOTAL MARKET OB/XF VALUE		3,188
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		361,183
SOH/AGL Deduction		2,278
ASSESSED VALUE		358,905
TOTAL EXEMPTION VALUE	13	358,905
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		361,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C180726	CO ISSUED	0	06/07/2018
B1802150	SCRN FOP	630	05/01/2018
B180726	NEW CONSTR	287,314	01/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2203/0592	6/08/2018	WD	Q	I	01	259,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BURKS SHANITA R						
2183/1672	3/13/2018	WD	U	V	11	100
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FSP=[YR=2018] N10 W15 S18 E15 N8$ S8 W15 N8 U3 L3 W7 D3 L3 W6 S56 E10 FOP=[YR=2018] S3 E19 FGR=[YR=2018] S2 E19 N21 W19 S19$ N10 W7 S4 D2 L2 W9 S1W1$ E1 N1 E9 U2 R2 N4 E7 N9 E19 N40$.

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	100	0	0	632.00	SF	5.20	5.20	100	2018	2018	3	97	3,188	

LAND DESCRIPTION

TOTAL OB/XF 3,188

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	000136	C	SFR INT	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/07/2024 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS