

QUENTIN JAMES A & CANDACE R
95257 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

30-2N-28-0151-0006-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall08HARDIE BRD 100

RooF Structur08IRREGULAR 100

RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 70

Interior Floo13CARPET 30

Air Condition04CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms03100

Bathrooms02100

Frame02WOOD FRAME 100

Stories000 100

Units000 100

Occupancy00NONE 100

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREA

TOT ADJ PTSTOT ADJ PNTS

EFF. BASE RATEREPL. COST NEW

AYB

EYBECONFNCT

NORM% COND

0100012,302122.5539116.43268,02220182018002.0098.00

1 SINGLE FAM - 100% - 2019Heated Area: 1940HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE262,662

TOTAL MARKET OB/XF VALUE17,686

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE355,348

SOH/AGL Deduction1,274

ASSESSED VALUE354,074

TOTAL EXEMPTION VALUE13354,074

BASE TAXABLE VALUE0

TOTAL JUST VALUE355,348

NCON VALUE6,847

INCOME VALUE

PREVIOUS YEAR MKT VALUE337,114

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V I RSN CD SALE PRICE

2210/11227/03/2018WDQI01264,300

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:QUENTIN JAMES A & C

2183/16723/13/2018WDUV11100

GRANTOR:DFH AMELIA LLC

GRANTEE:DREAM FINDERS HOMES

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICERIG CONDYEAR ONYEAR ACTUALQ % CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000707.00SF5.205.20100201820183973,566

20476VF 6 SBPL010000138.00LF32.0032.00100201820183944,151

30463FENCE GATE0100002.00UT300.00300.0010020182018394564

40855CONC PAVER010000950.00SF10.0010.00100202120213999,405

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000136CSFR INT100RSF-20.000.001.00LT1.001.001.0075,000.0075,000.0075,000

95257 SNAPDRAGON DR, FERNANDINA BEACHFL 32.00

BLD DATEXF DATEINC DATE

03/29/2023NW

LGL DATELAND DATEAG DATE

TOTALS

3,7362,302262,662

TOTAL OB/XF17,686

REVIEW DATE05/07/2024BYNWA

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