

MORRIS FAMILY TRUST/MORRIS DOUGLAS J TRUSTEE
95251 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

30-2N-28-0151-0007-0000

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	VALUATION SUMMARY										
Exterior Wall		31	HARDIE BRD 100							0100	01	3,296	115.7268	109.94	362,362	2018	2018		0	0	2.00	98.00	VALUATION BY STANDARD											
Roof Structur		08	IRREGULAR 100							1 SINGLE FAM - 100% - 2022															Heated Area: 2869 HX Base Yr 2022									
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE 355,115									
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE 6,949									
Interior Floo		11	CLAY TILE 60																						TOTAL LAND VALUE - MARKET 75,000									
Interior Floo		14	CARPET 40																						TOTAL MARKET VALUE 437,064									
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction 21,229									
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE 415,835									
Bedrooms			5 100																						TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms			4 100																						BASE TAXABLE VALUE 365,835									
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE 437,064									
Stories		0	0 100																						NCON VALUE 0									
Units		0	0 100							INCOME VALUE																								
Occupancy		00	NONE 100							PREVIOUS YEAR MKT VALUE 421,092																								
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	2,494	100	2,494	268,706																														
FGR	622	55	342	36,847																														
FOP	65	30	20	2,155																														
FOP	208	30	62	6,680																														
FUS	375	100	375	40,403																														
STR	32	10	3	323																														
TOTALS		3,796		3,296	355,115																													
EXTRA FEATURES										95251 SNAPDRAGON DR, FERNANDINA BEACH																								
										BLD DATE		03/29/2023		NW		LGL DATE																		
										XF DATE						LAND DATE																		
										INC DATE						AG DATE																		
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	0812	CONCRETE C	0 100	0	0	1,067.00	SF	4.00	4.00	100	2018	2018	3	97	4,140																			
2	0476	VF 6 SBPL	0 100	0	0	84.00	LF	32.00	32.00	100	2018	2018	3	94	2,527																			
3	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282																			
LAND DESCRIPTION										TOTAL OB/XF 6,949																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																	