LOT 10
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

DIAZ JOEL & KATHERINE
95241 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0010-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

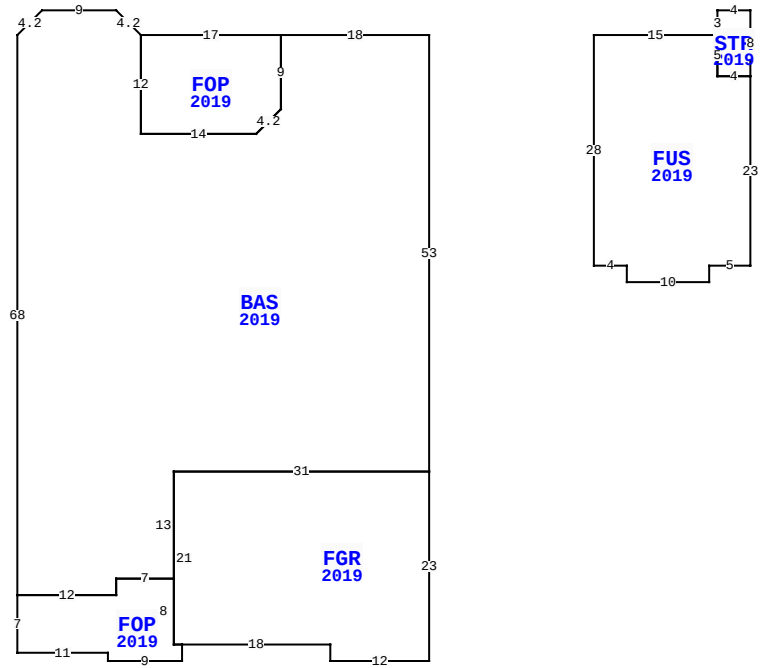
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,758	100	2,758	283,399
FGR	675	55	371	38,122
FOP	157	30	47	4,829
FOP	200	30	60	6,165
FUS	532	100	532	54,666
STR	32	10	3	308
TOTALS	4,354		3,771	387,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,771	109.8090	104.32	393,391	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 2024 Heated Area: 3290 HX Base Yr



95241 SNAPDRAGON DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	387,490
TOTAL MARKET OB/XF VALUE	8,445
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	470,935
SOH/AGL Deduction	0
ASSESSED VALUE	470,935
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	470,935
TOTAL JUST VALUE	470,935
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	453,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906224	CO ISSUED	0	10/21/2019
B1906224	NEW CONSTR	444,707	06/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2699/1659	3/11/2024	WD	Q	I	02	530,000
GRANTOR: WALLICK & VOLK INC						
GRANTEE: DIAZ JOEL & KATHERI						
2679/777	11/07/2023	SW	Q	I	01	565,000
GRANTOR: BARRACO KATHERYN						
GRANTEE: WALLICK & VOLK INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 FOP=[YR=2019] W17 S12 E14 U3 R3 N9$ S9 D3 L3 W14 N12 U3 L3 W9 D3 L3 S68 FOP=[YR=2019] S7 E11 S1 E9 N2 FGR=[YR=2019] E18 S2 E12 N23 W31 S21 E1$ W1 N8 W7 S2 W12$ E12 N2 E7 N13 E31 N53$ PTR= E20 FUS=[YR=2019] E15 STR=[YR=2019] N3 E4 S8 W4 N5$ S5 E4 S23 W5 S2 W10 N2 W4 N28$ W20$.

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	0810	CONCRETE A	0	0	7	3	21.00	SF	6.50	6.50	100	2019	2019	3	98	134	
2	0811	CONCRETE B	0	0	0	0	951.00	SF	5.20	5.20	100	2019	2019	3	98	4,846	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 8,445

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	000100	C	SFR	0		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 11/25/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS