

LOT 11
IN OR 2203/1209
AMELIA CONCOURSE SUB PHASE 2

MATRICARDI FREDRIC & MANDI
95239 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 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		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

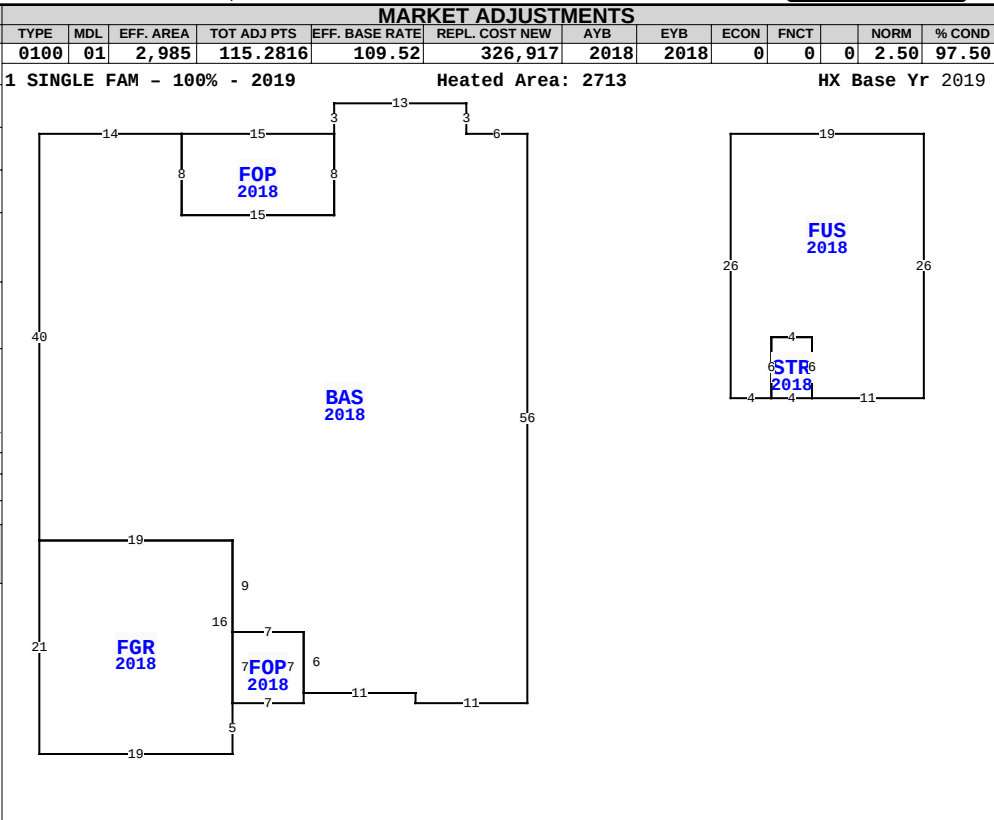
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4067.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,243	100	2,243	239,512
FGR	399	55	219	23,385
FOP	49	30	15	1,602
FOP	120	30	36	3,844
FUS	470	100	470	50,187
STR	24	10	2	214

TOTALS	3,305		2,985	318,744
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	641.00	SF	5.20	5.20	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000136	C	SFR INT	100		RSF-2	0.00	0.00	1.00	LT	



95239 SNAPDRAGON DR, FERNANDINA BEACH	BLD DATE	03/29/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		318,744	
TOTAL MARKET OB/XF VALUE		5,193	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		398,937	
SOH/AGL Deduction		202,002	
ASSESSED VALUE		196,935	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		146,935	
TOTAL JUST VALUE		398,937	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		384,595	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005531	CO ISSUED	0	05/31/2018
B1711046	NEW CONSTR	337,946	12/12/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2203/1209	6/08/2018	WD Q	I	01	
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: MATRICARDI FREDRIC					
2171/1433	1/16/2018	WD U	V	30	
GRANTOR: DFH AMELIA LLC					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W6 N3 W13 S3 FOP=[YR=2018] W15 S8 E15 N8\$ S8 W15 N8 W14 S40 FGR=[YR=2018] S21 E19 N5 FOP=[YR=2018] E7 N7 W7 S7\$ N16 W19\$ E19 S9 E7 S6 E11 S1 E11 N56\$ PTR=E20 FUS=[YR=2018] E19 S26 W11 STR=[YR=2018] W4 N6 E4 S6\$ N6 W4 S6 W4 N26\$ W20\$.											