LOT 13
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

SCOTT JAMES JR & COURTNEY
95231 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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

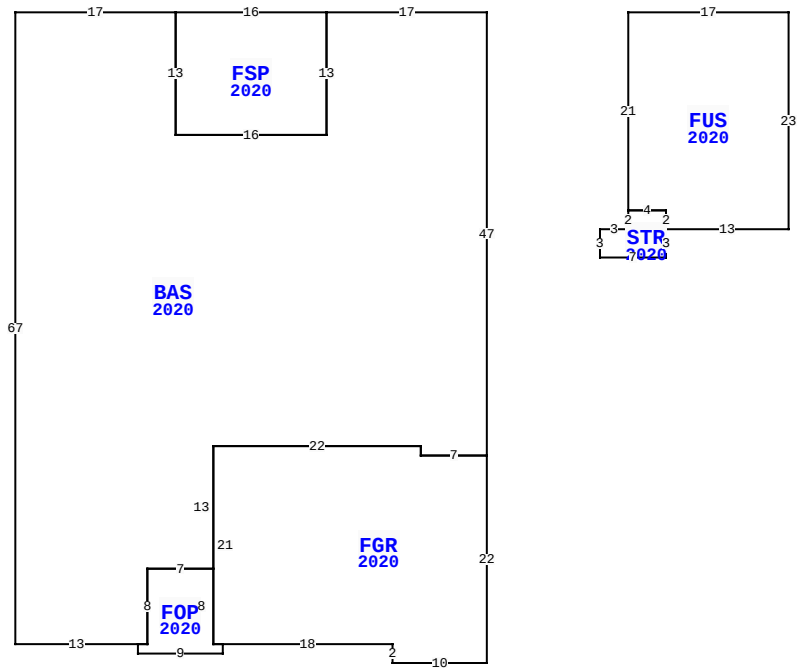
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2,484	250,490
FGR	622	55	342	34,488
FOP	65	30	20	2,017
FSP	208	40	83	8,369
FUS	383	100	383	38,622
STR	29	10	3	303
TOTALS	3,791		3,315	334,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,315	107.2260	101.86	337,666	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2867 HX Base Yr 2021



95231 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		334,289
TOTAL MARKET OB/XF VALUE		6,155
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		415,444
SOH/AGL Deduction		104,673
ASSESSED VALUE		310,771
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		260,771
TOTAL JUST VALUE		415,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C204803	CO ISSUED	0	06/04/2020
B2000976	NEW CONSTR	387,788	02/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2370/0219	6/18/2020	WD	Q	I	01	333,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SCOTT JAMES JR & CO						
2340/1778	2/21/2020	WD	U	V	30	22,300
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W17 FSP=[YR=2020] W16 S13 E16 N13$ S13 W16 N13 W17 S67 E13 FOP=[YR=2020] S1 E9 N1 FGR=[YR=2020] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47$ PTR= E15 FUS=[YR=2020] E17 S23 W13 STR=[YR=2020] S3 W7 N3 E3 N2 E4 S2$ N2 W4 N21$ W15$.

EXTRA FEATURES

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	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2020	2020	3	99	135	
2	0811	CONCRETE B	0	100	0	0	815.00	SF	5.20	5.20	100	2020	2020	3	99	4,196	
3	0476	VF 6 SBPL	0	100	0	0	50.00	LF	32.00	32.00	100	2020	2020	3	96	1,536	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 6,155

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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 08/17/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS