LOT 15
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

BINKLEY JAYMIE & JEFFREY ET AL/BARRETT CHERYL
95223 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0015-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
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

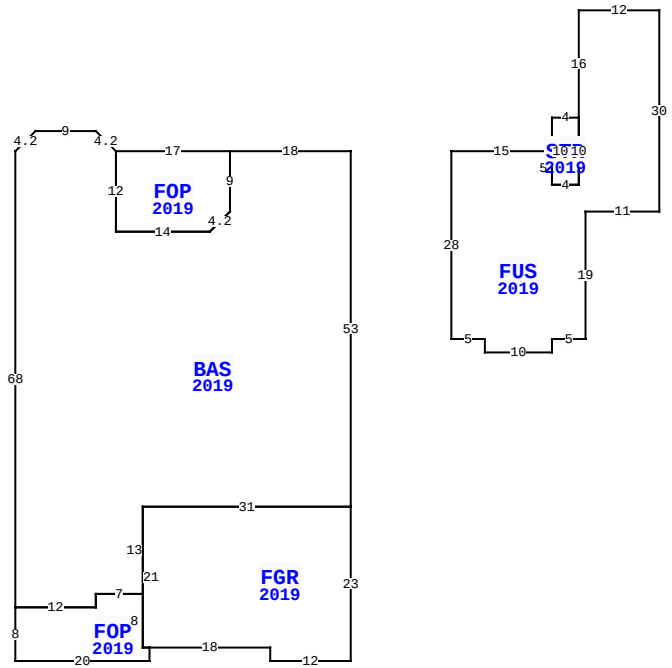
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,758	100	2,758	277,803
FGR	675	55	371	37,369
FOP	168	30	50	5,036
FOP	200	30	60	6,044
FUS	911	100	911	91,762
STR	40	10	4	403
TOTALS	4,752		4,154	418,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,154	107.6460	102.26	424,788	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 3669 HX Base Yr 2020



95223 SNAPDRAGON DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		418,416
TOTAL MARKET OB/XF VALUE		62,869
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		556,285
SOH/AGL Deduction		192,605
ASSESSED VALUE		363,680
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		313,680
TOTAL JUST VALUE		556,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003745	SCRN ENCLSR	9,802	05/04/2020
B2001983	SWIM POOL	45,723	03/04/2020
C1905074	CO ISSUED	0	09/09/2019
B1905074	NEW CONSTR	488,140	05/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2306/1717	9/13/2019	WD	Q	I	01	401,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BINKLEY JAYMIE & JE						
2286/1262	6/28/2019	WD	U	V	30	23,600
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

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	100	7	3	21.00	SF	6.50	6.50	100	2019	2019	3	98	134	
2	0811	CONCRETE B	0	100	0	0	617.00	SF	5.20	5.20	100	2019	2019	3	98	3,144	
3	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2019	2019	3	95	5,472	
4	0470	VNYL GATE	0	100	0	0	4.00	UT	300.00	300.00	100	2019	2019	3	95	1,140	
5	0810	CONCRETE A	0	100	60	3	180.00	SF	6.50	6.50	100	2020	2020	3	99	1,158	
6	0861	POOL GUNIT	0	100	28	13	364.00	SF	85.00	85.00	100	2020	2020	3	93	28,774	
7	0855	CONC PAVER	0	100	0	0	675.00	SF	10.00	10.00	100	2020	2020	3	99	6,683	
8	0911	SCRN RM A	0	100	0	0	1,039.00	SF	17.50	17.50	100	2020	2020	3	90	16,364	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 FOP=[YR=2019] W17 S12 E14 U3 R3 N9$ S9 L3 D3 W14 N12 U3 L3 W9 D3 L3 S68 FOP=[YR=2019] S8 E20 N2 FGR=[YR=2019] E18 S2 E12 N23 W31 S21 E1$ W1 N8 W7 S2 W12$ E12 N2 E7 N13 E31 N53$ PTR= E15 FUS=[YR=2019] S28 E5 S2 E10 N2 E5 N19 E11 N30 W12 S16 STR=[YR=2019] W4 S10 E4 N10 $ S10 W4 N5 W15$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 62,869

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	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