LOT 21
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

MASON JACK R & LINDA D
95195 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0021-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

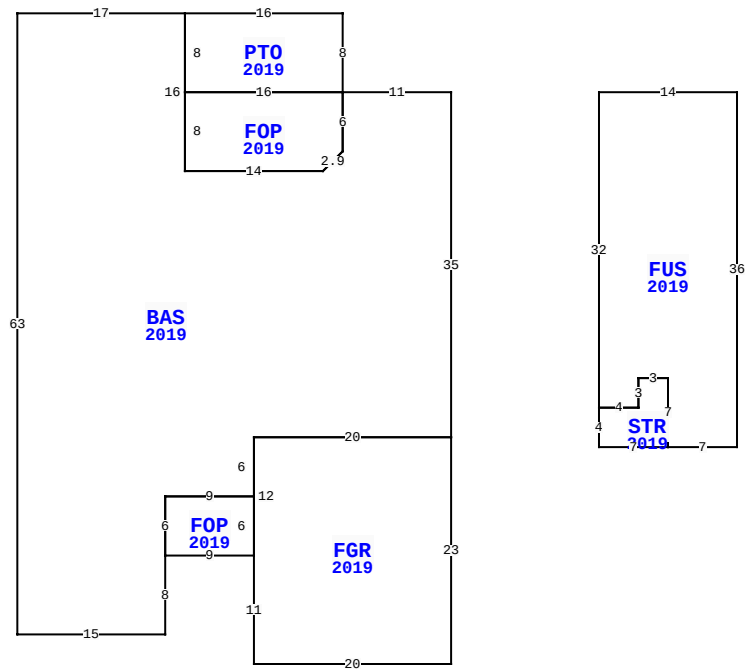
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100	1,904	212,825
FGR	460	55	253	28,279
FOP	54	30	16	1,789
FOP	126	30	38	4,247
FUS	467	100	467	52,200
PTO	128	5	6	671
STR	37	10	4	447
TOTALS	3,176		2,688	300,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,688	119.4480	113.48	305,034	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2371 HX Base Yr 2023



95195 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		300,458
TOTAL MARKET OB/XF VALUE		12,362
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		387,820
SOH/AGL Deduction		2,231
ASSESSED VALUE		385,589
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		335,589
TOTAL JUST VALUE		387,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904513	CO ISSUED	0	09/09/2019
B1904513	NEW CONSTR	317,816	06/11/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2566/0417	5/25/2022	WD	Q	I	02	525,000
GRANTOR: COOPER SHERRI & CHRIS						
GRANTEE: MASON JACK R & LIND						
2313/0857	10/03/2019	WD	Q	I	02	284,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: COOPER SHERRI & CHR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W11 PTO=[YR=2019] N8 W16 S8 E16$
FOP=[YR=2019] W16 S8 E14 U2 R2 N6$ S6 L2 D2 W14 N16 W17
S63 E15 N8 FOP=[YR=2019] E9 FGR=[YR=2019] S11 E20 N23 W20
S12$ N6 W9 S6$ N6 E9 N6 E20 N35$ PTR = E15 FUS=[YR=2019] E14
S36 W7 STR=[YR=2019] W7 N4 E4 N3 E3 S7$ N7 W3 S3 W4 N32$
W15$.

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	18	3	54.00	SF	6.50	6.50	100	2019	2019	3	98	344	
2	0811	CONCRETE B	0	100	0	0	620.00	SF	5.20	5.20	100	2019	2019	3	98	3,160	
3	0476	VF 6 SBPL	0	100	0	0	282.00	LF	32.00	32.00	100	2019	2019	3	95	8,573	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 12,362

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 09/26/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS