LOT 22
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

JOHNSON WALTER R & PATRICIA JO
95191 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0022-0000

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	13	LVT/LAMNT 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

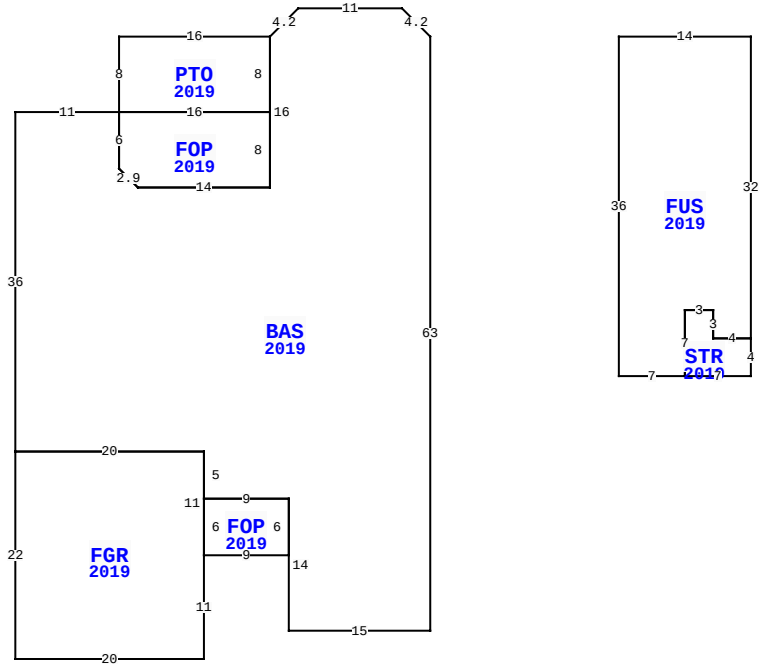
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,966	100	1,966	202,956
FGR	440	55	242	24,982
FOP	54	30	16	1,651
FOP	126	30	38	3,923
FUS	467	100	467	48,210
PTO	128	5	6	619
STR	37	10	4	413
TOTALS	3,218		2,739	282,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,739	110.8800	105.34	288,526	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2433 HX Base Yr 2020



95191 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		282,755
TOTAL MARKET OB/XF VALUE		3,815
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		361,570
SOH/AGL Deduction		109,193
ASSESSED VALUE		252,377
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		202,377
TOTAL JUST VALUE		361,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012522	CO ISSUED	0	12/09/2019
B1909412	NEW CONSTR	322,789	09/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2328/1377	12/24/2019	WD	Q	I	01	304,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JOHNSON WALTER R &						
2300/0506	8/23/2019	WD	U	V	30	14,900
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W11 L3 D3 PTO=[YR=2019] W16 S8 FOP=[YR=2019] S6 R2 D2 E14 N8 W16$ E16 N8$ S16 W14 L2 U2 N6 W11 S36 FGR=[YR=2019] S22 E20 N11 FOP=[YR=2019] E9 N6 W9 S6$ N11 W20$ E20 S5 E9 S14 E15 N63$ PTR=E20 FUS=[YR=2019] S36 E7 STR=[YR=2019] E7 N4 W4 N3 W3 S7$ N7 E3 S3 E4 N32 W14$ 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	0811	CONCRETE B	0	100	0	0	700.00	SF	5.20	5.20	100	2019	2019	3	98	3,567	
2	0810	CONCRETE A	0	100	0	0	39.00	SF	6.50	6.50	100	2019	2019	3	98	248	

LAND DESCRIPTION

TOTAL OB/XF 3,815

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 03/30/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS