LOT 25
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

JESIONOWSKI STANLEY & CHERI
95179 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0025-0000

BUILDING CHARACTERISTICS

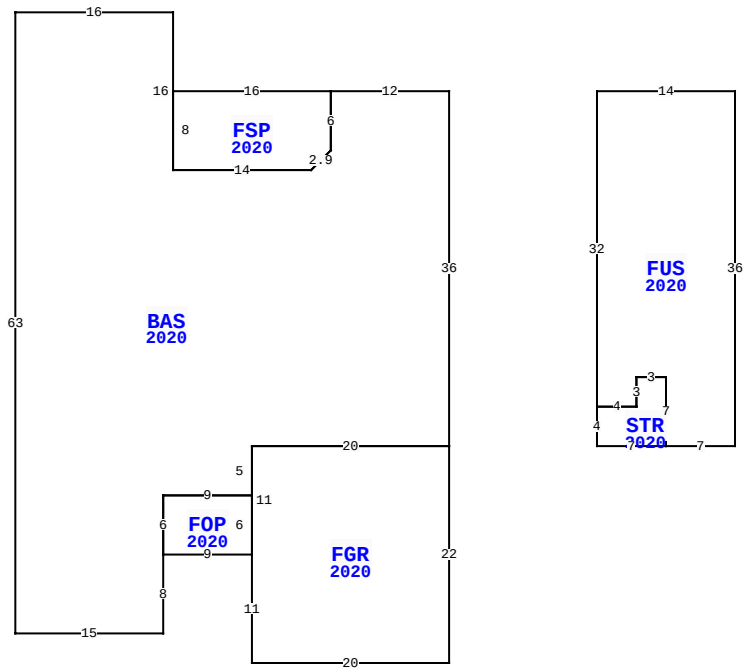
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,916	100	1,916	212,883
FGR	440	55	242	26,888
FOP	54	30	16	1,778
FSP	126	40	50	5,556
FUS	467	100	467	51,887
STR	37	10	4	445
TOTALS	3,040		2,695	299,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,695	118.1376	112.23	302,460	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2383 HX Base Yr 2021



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

95179 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		299,435
TOTAL MARKET OB/XF VALUE		3,951
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		378,386
SOH/AGL Deduction		96,753
ASSESSED VALUE		281,633
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		231,633
TOTAL JUST VALUE		378,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1913031	CO ISSUED	0	04/07/2020
19013031	NEW CONSTR	318,467	12/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2357/0016	4/24/2020	SW	Q	I	01	308,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JESIONOWSKI STANLEY						
2336/1017	1/31/2020	WD	U	V	30	37,100
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 FSP=[YR=2020] W16 S8 E14 U2 R2 N6$ S6 D2 L2 W14 N16 W16 S63 E15 N8 FOP=[YR=2020] E9 FGR=[YR=2020] S11 E20 N22 W20 S11$ N6 W9 S6$ N6 E9 N5 E20 N36$ PTR= E15 FUS=[YR=2020] E14 S36 W7 STR=[YR=2020] 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	2020	2020	3	99	347	
2	0810	CONCRETE A	0	100	35	16	560.00	SF	6.50	6.50	100	2020	2020	3	99	3,604	

LAND DESCRIPTION

TOTAL OB/XF 3,951

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