LOT 26
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

SMITH DANIEL RAY & MELISSA
95175 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0026-0000

NASSAU COUNTY PROPERTY

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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

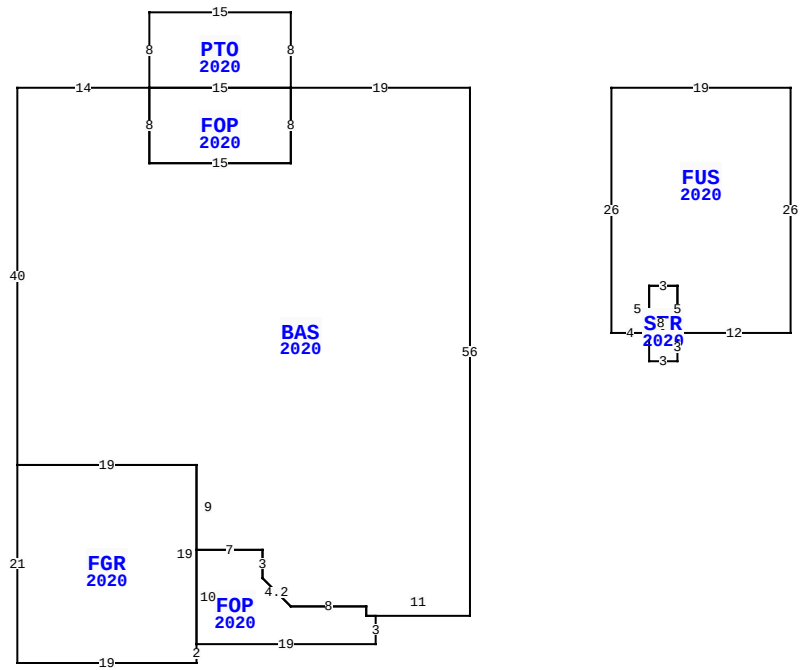
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,200	100	2,200	223,916
FGR	399	55	219	22,290
FOP	120	30	36	3,664
FOP	122	30	37	3,766
FUS	479	100	479	48,753
PTO	120	5	6	611
STR	24	10	2	204
TOTALS	3,464		2,979	303,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,979	108.7674	103.33	307,820	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2679 HX Base Yr 2021



95175 SNAPDRAGON DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		303,203
TOTAL MARKET OB/XF VALUE		3,758
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		381,961
SOH/AGL Deduction		97,440
ASSESSED VALUE		284,521
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		234,521
TOTAL JUST VALUE		381,961
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C205783	CO ISSUED	0	07/06/2020
B2002367	NEW CONSTR	353,268	03/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2379/1835	7/23/2020	WD	Q	I	01	319,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SMITH DANIEL RAY &						
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] W19 PTO=[YR=2020] N8 W15 S8 E15$
FOP=[YR=2020] W15 S8 E15 N8 $ S8 W15 N8 W14 S40
FGR=[YR=2020] S21 E19 N2 FOP=[YR=2020] E19 N3 W1 N1 W8 U3
L3 N3 W7 S10$ N19 W19$ E19 S9 E7 S3 R3 D3 E8 S1 E11 N56$
PTR= E15 FUS=[YR=2020] E19 S26 W12 STR=[YR=2020] S3 W3 N8
E3 S5$ N5 W3 S5 W4 N26$ 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	8	3	24.00	SF	6.50	6.50	100	2020	2020	3	99	154	
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 3,758

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