

LOT 30
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

SHOEMAKER JON D & JAMI D
95159 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0030-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																																						
Exterior Wall	31	HARDIE BRD 90	0100	01	2,950	116.1699	110.36	325,562	2018	2018	0	0	2.05	97.95	VALUATION BY STANDARD																																						
Exterior Wall	21	STONE 10	1 SINGLE FAM - 100% - 2022												Heated Area: 2526												HX Base Yr 2022																										
Roof Structur	03	GABLE/HIP 100													VALUATION SUMMARY																																						
Roof Cover	03	COMP SHNGL 100													Tax Group: 4												Tax Dist:																										
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												318,888																										
Interior Floo	11	CLAY TILE 60													TOTAL MARKET OB/XF VALUE												38,882																										
Interior Floo	14	CARPET 40													TOTAL LAND VALUE - MARKET												75,000																										
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												432,770																										
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												28,228																										
Bedrooms	4	100													ASSESSED VALUE												404,542																										
Bathrooms	3	100													TOTAL EXEMPTION VALUE												HX HB 50,000																										
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE												354,542																										
Stories	0	100	TOTAL JUST VALUE												432,770																																						
Units	0	100	NCON VALUE												0																																						
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE 419,512																																						
Quality	04	Quality Level 04	PERMIT NUM												DESCRIPTION												AMT												ISSUED														
DOR CODE	0100	SINGLE FAMILY	B1805653												SWIM POOL												34,544												06/05/2018														
MAP NUM		MKT AREA	18004534												CO ISSUED												0												05/04/2018														
NEIGHBORHOOD/LOC	4067.100		B1711133												NEW CONSTR												354,181												12/14/2017														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	SALES DATA																																																
BAS	2,526	100	2,526	273,054	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																										
FGR	622	55	342	36,969	2515/0624	11/03/2021	WD	Q	I	01	595,000																																										
FOP	65	30	20	2,162	GRANTOR: D'EREDITA THOMAS & JU																																																
FOP	208	30	62	6,702	GRANTEE: SHOEMAKER JON D & J																																																
TOTALS	3,421		2,950	318,888	2192/1751							4/27/2018							WD							Q							I							01							304,600						
EXTRA FEATURES					BLD DATE 03/29/2023												NW												LGL DATE																								
					XF DATE																								LAND DATE																								
					INC DATE																								AG DATE																								
L N	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	978.00	SF	5.20	5.20	100	2018	2018	3	97	4,933																																					
2	0476	VF 6 SBPL	0	100	0	0	128.00	LF	32.00	32.00	100	2018	2018	3	94	3,850																																					
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564																																					
4	0462	ST/AL FNC	0	100	80	4	320.00	SF	10.00	10.00	100	2018	2018	3	87	2,784																																					
5	0861	POOL GUNIT	0	100	20	10	200.00	SF	85.00	85.00	100	2018	2018	3	87	14,790																																					
6	0855	CONC PAVER	0	100	0	0	378.00	SF	10.00	10.00	100	2018	2018	3	97	3,667																																					
7	0911	SCRN RM A	0	100	34	17	578.00	SF	17.50	17.50	100	2018	2018	3	82	8,294																																					
LAND DESCRIPTION					TOTAL OB/XF 38,882																																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 01/16/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																																																					