

LOT 33
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

LONG WILLIAM & CHELSEA
95147 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0033-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMMT 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories		1. 1. 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	1,866	100	1,866	196,638
FGR	444	55	244	25,712
FOP	43	30	13	1,370
FSP	120	40	48	5,058
USP	60	30	18	1,897
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TOTALS	2,593		2,207	232,573

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,207	113.1900	107.53	237,319	2019	2019	0	0	2.00	98.00	
1 SINGLE FAM - 100% - 2023 Heated Area: 1866 HX Base Yr 2023												
95147 SNAPDRAGON DR, FERNANDINA BEACH												
BLD DATE 03/29/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					232,573				
TOTAL MARKET OB/XF VALUE					3,763				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					311,336				
SOH/AGL Deduction					1,445				
ASSESSED VALUE					309,891				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					259,891				
TOTAL JUST VALUE					311,336				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					300,865				