

FORREST KEVIN DANIEL & SUNNY KAY
95143 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

30-2N-28-0151-0034-0000



BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

31

HARDIE BRD 90

Exterior Wall

21

STONE 10

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

5

100

Bathrooms

3

100

Frame Stories

02

WOOD FRAME 100

Units

2.

2. 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

1,437

100

1,437

141,699

FGR

684

55

376

37,076

FOP

114

30

34

3,352

FOP

380

30

114

11,241

FUS

2,078

100

2,078

204,906

STR

33

10

3

295

TOTALS

4,726

4,042

398,572

EXTRA FEATURES

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

0812

CONCRETE C

0 100

0

0

1,227.00

SF

4.00

4.00

100

2019

2019

3

98

4,810

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

4,042

105.4284

100.16

404,847

2019

2019

0

0

1.55

98.45

1 SINGLE FAM - 100% - 2024

Heated Area: 3515

HX Base Yr 2024

BLD DATE

XF DATE

INC DATE

03/29/2023

NW

LGL DATE

LAND DATE

AG DATE

2019

2019

2019

2019

2019

2019

2019

2019

NASSAU COUNTY PROPERTY

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4

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

398,572

4,810

75,000

478,382

0

478,382

50,000

428,382

478,382

0

460,417

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2663/196

8/18/2023

WD Q

I

01

595,000

GRANTOR: SWAYNE MELINDA DOROTH

GRANTEE: FORREST KEVIN DANIE

2287/1235

6/24/2019

WD Q

I

02

376,000

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: SWAYNE MELINDA DORO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W11 FOP=[YR=2019] N10 W20 S19 E20 N9\$ S9 W20 N9
W8 S28 FGR=[YR=2019] W12 S22 E12 S2 E20 N21 W20 N3\$ S3 E20
S22 FOP=[YR=2019] S6 E9 N1 E10 N6 W10 S1 W9\$ E9 N1 E10 N52\$
PTR=E20 FUS=[YR=2019] E39 S52 W10 S7 W9 N5 STR=[YR=2019] N11
E3 S11 W3\$ E3 N11 W3 S11 W10 N2 W10 N52\$ W20\$.

REVIEW DATE

04/17/2019

BY

TW

Total Acres: 0.00

Total Land Value: 75,000

Market: 0

Agricultural: 0

Common: 75,000

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