LOT 37
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

DOMINGUEZ FAMILY TRUST/DOMINGUEZ GONZALO TRUSTEE
95131 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0037-0000

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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

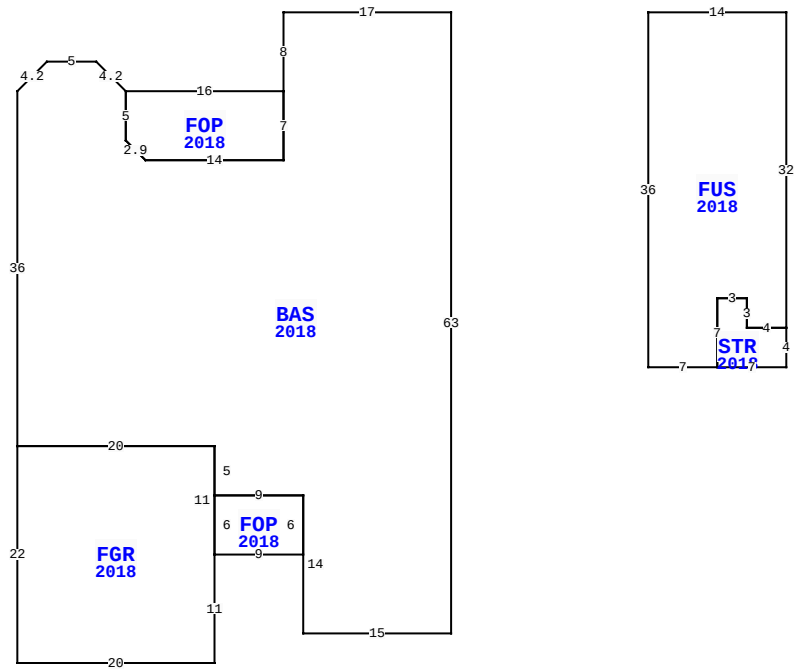
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100	1,964	214,163
FGR	440	55	242	26,388
FOP	54	30	16	1,744
FOP	110	30	33	3,599
FUS	467	100	467	50,924
STR	37	10	4	436
TOTALS	3,072		2,726	297,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,726	117.1296	111.27	303,322	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2431 HX Base Yr 2019



95131 SNAPDRAGON DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		297,256
TOTAL MARKET OB/XF VALUE		12,628
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		384,884
SOH/AGL Deduction		135,063
ASSESSED VALUE		249,821
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		199,821
TOTAL JUST VALUE		384,884
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007397	CO ISSUED	0	07/20/2018
B1802112	NEW CONSTR	304,065	02/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2402/0525	10/20/2020	WD	U	I	11	100
GRANTOR: DOMINGUEZ GONZALO & E						
GRANTEE: DOMINGUEZ FAMILY TR						
2214/1233	7/24/2018	WD	Q	I	01	262,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DOMINGUEZ GONZALO &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 S8 FOP=[YR=2018] W16 S5 D2 R2 E14 N7$ S7 W14 U2 L2 N5 U3 L3 W5 D3 L3 S36 FGR=[YR=2018] S22 E20 N11 FOP=[YR=2018] E9 N6 W9 S6$ N11 W20$ E20 S5 E9 S14 E15 N63$ PTR=E20 FUS=[YR=2018] E14 S32 STR=[YR=2018] S4 W7 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ W20$.

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	0811	CONCRETE B	0	100	0	0	665.00	SF	5.20	5.20	100	2018	2018	3	97	3,354	
2	0476	VF 6 SBPL	0	100	0	0	174.00	LF	32.00	32.00	100	2018	2018	3	94	5,234	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	
4	0462	ST/AL FNC	0	100	72	6	432.00	SF	10.00	10.00	100	2018	2018	3	87	3,758	

LAND DESCRIPTION

TOTAL OB/XF 12,628

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	000000	C	VAC RES	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