LOT 39
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

QUINTERO ALEJANDRO & JANET L
95123 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0039-0000

BUILDING CHARACTERISTICS

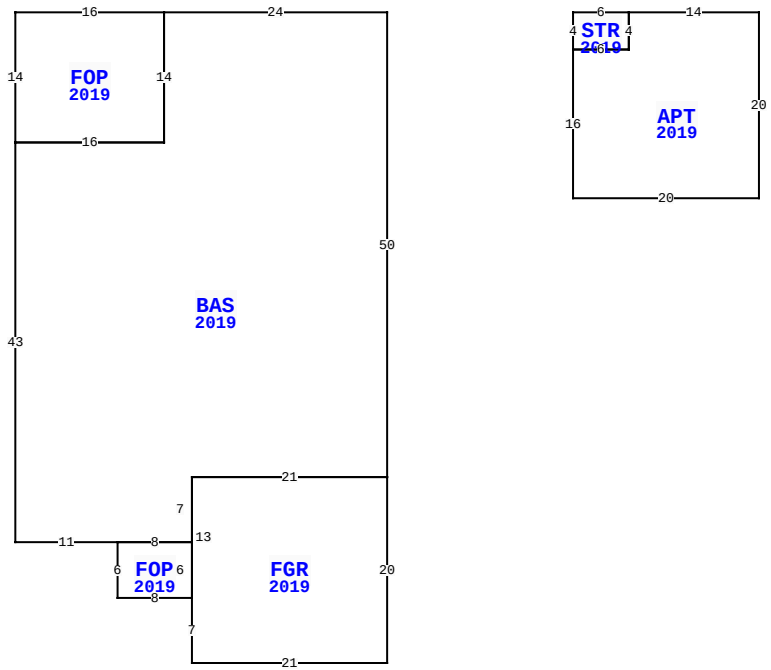
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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
APT	376	100	376	42,696
BAS	1,909	100	1,909	216,772
FGR	420	55	231	26,231
FOP	48	30	14	1,590
FOP	224	30	67	7,608
STR	24	10	2	227
TOTALS	3,001		2,599	295,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,599	121.9680	115.87	301,146	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2285 HX Base Yr 2023



95123 SNAPDRAGON DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,123
TOTAL MARKET OB/XF VALUE		3,625
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		373,748
SOH/AGL Deduction		2,465
ASSESSED VALUE		371,283
TOTAL EXEMPTION VALUE	VX HX HB	55,000
BASE TAXABLE VALUE		316,283
TOTAL JUST VALUE		373,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906471	CO ISSUED	0	01/03/2020
B1906471	NEW CONSTR	308,897	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2584/1319	8/01/2022	WD	Q	I	01	482,500
GRANTOR: COOK MICHAEL E						
GRANTEE: QUINTERO ALEJANDRO						
2334/1031	1/15/2020	WD	Q	I	01	305,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: COOK MICHAEL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 FOP=[YR=2019] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2019] S6 E8 FGR=[YR=2019] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N50$ PTR= E20 STR=[YR=2019] E6 APT=[YR=2019] E14 S20 W20 N16 E6 N4 $ S4 W6 N4$ 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	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	2019	2019	3	98	287	
2	0811	CONCRETE B	0	100	0	0	655.00	SF	5.20	5.20	100	2019	2019	3	98	3,338	

LAND DESCRIPTION

TOTAL OB/XF 3,625

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 01/13/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS