LOT 66
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

TODD JOHN D JR & CRYSTAL
95343 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

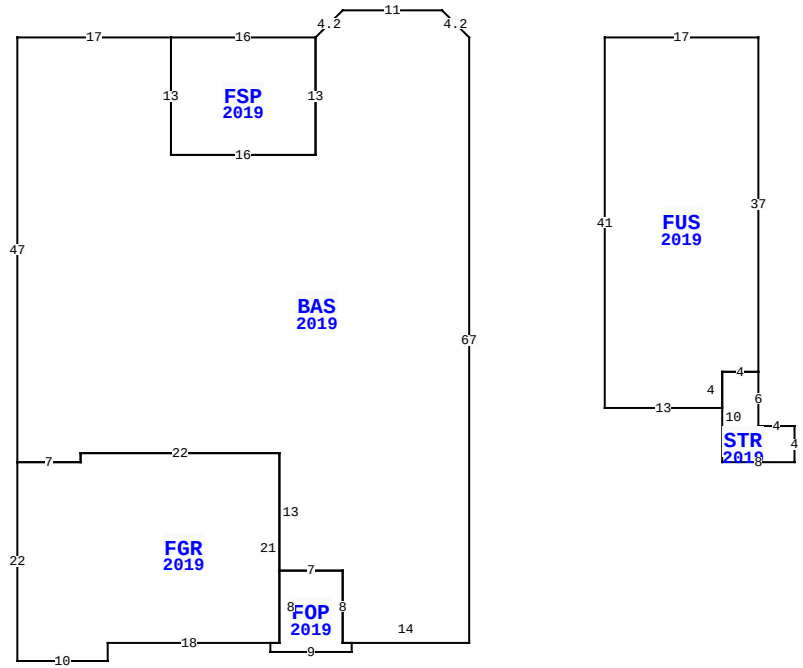
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,526	100	2,526	259,578
FGR	622	55	342	35,145
FOP	65	30	20	2,055
FSP	208	40	83	8,529
FUS	681	100	681	69,982
STR	56	10	6	616
TOTALS	4,158		3,658	375,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,658	110.3760	104.86	383,578	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 3207 HX Base Yr



95343 SNAPDRAGON DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		375,906
TOTAL MARKET OB/XF VALUE		4,434
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		455,340
SOH/AGL Deduction		3,802
ASSESSED VALUE		451,538
TOTAL EXEMPTION VALUE	13	451,538
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		455,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1812234	CO ISSUED	0	03/29/2019
18012234	NEW CONSTR	423,678	12/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2392/1741	9/15/2020	WD	Q	I	02	393,000
GRANTOR: THOMAS REID W & ASHLE						
GRANTEE: TODD JOHN D JR & CR						
2276/1154	5/15/2019	WD	Q	I	01	363,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: THOMAS REID W & ASH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W11 D3 L3 FSP=[YR=2019] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2019] S22 E10 N2 E18 FOP=[YR=2019] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E14 N67$ PTR= E15 FUS=[YR=2019] E17 S37 STR=[YR=2019] S6 E4 S4 W8 N10 E4$ W4 S4 W13 N41$ W15$.

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	870.00	SF	5.20	5.20	100	2019	2019	3	98	4,434	

LAND DESCRIPTION

TOTAL OB/XF 4,434

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 04/22/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS