

LOT 68
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

CARONE FRIEDA H & JOHN JOSEPH L/E/
95333 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0068-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	31	HARDIE BRD 90	0100	01	2,984	119.4270	113.46	338,565	2018	2018	0	0	2.05	97.95	STANDARD														
Exterior Wall	21	STONE 10	1 SINGLE FAM - 100% - 2019													Heated Area: 2555													
Roof Structur	08	IRREGULAR 100														HX Base Yr 2019													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 70																											
Interior Floo	14	CARPET 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	100																											
Bathrooms	3	100																											
Frame	02	WOOD FRAME 100																											
Stories	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	2,555	100	2,555	283,947																									
FGR	593	55	326	36,230																									
FOP	65	30	20	2,222																									
FSP	208	40	83	9,224																									
TOTALS	3,421		2,984	331,624																									
EXTRA FEATURES															95333 SNAPDRAGON DR, FERNANDINA BEACH														
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	0811	CONCRETE B	0	100	0	0	937.00	SF	5.20	5.20	100	2018	2018	3	97	4,726													
2	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00	32.00	100	2018	2018	3	94	3,790													
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	96	4	384.00	SF	10.00	10.00	100	2018	2018	3	87	3,341													
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
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 01/17/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																													

Diagram showing property boundaries and areas:

- Basement (BAS) 2018: 2,555 sq ft
- First Floor (FGR) 2018: 593 sq ft
- Second Floor (FOP) 2018: 65 sq ft
- Third Floor (FSP) 2018: 208 sq ft

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2299/1356	8/08/2019	QC	U	I	11	100

GRANTOR: CARONE FRIEDA HOFFMAN
GRANTEE: CARONE KELLY JEANNA
2227/1856 9/28/2018 WD Q I 01 327,300
GRANTOR: DREAM FINDERS HOMES L
GRANTEE: CARONE FRIEDA HOFFM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W11 D3 L3 FSP=[YR=2018] W16 S13 E16
N13\$ S13 W16 N13 W17 S48 FGR=[YR=2018] S21 E10 N2 E18
FOP=[YR=2018] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N20 W22 S1 W7\$ E7
N1 E22 S12 E7 S8 E14 N67\$.