

LOT 73  
AMELIA CONCOURSE SUB PHASE 2  
PBK 8/222

HARRISON TRAVIS DAVID/MILLER JANET ANN  
95315 SNAPDRAGON DRIVE  
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0073-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 13 | LVT/LAMMT 60   |
| Interior Floo            | 14 | CARPET 40      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 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       | 1,870            | 100         | 1,870        | 198,433              |
| FGR       | 660              | 55          | 363          | 38,519               |
| FOP       | 123              | 30          | 37           | 3,926                |
| FSP       | 190              | 40          | 76           | 8,064                |

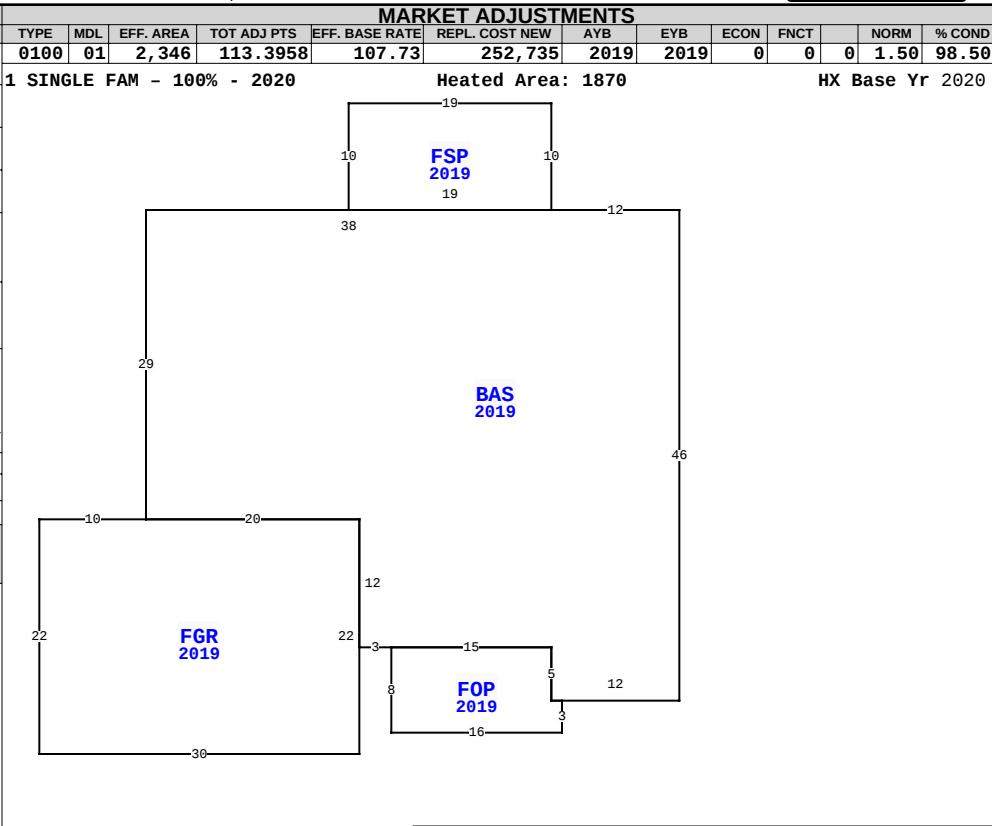
|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,843 |  | 2,346 | 248,944 |
|--------|-------|--|-------|---------|

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   | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 60.00  | SF | 6.50   | 6.50           | 100       | 2019    | 2019        | 3 | 98     | 382             |       |
| 2   | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 853.00 | SF | 5.20   | 5.20           | 100       | 2019    | 2019        | 3 | 98     | 4,347           |       |
| 3   | 0476       | VF 6 SBPL   | 0   | 100 | 0 | 0 | 258.00 | LF | 32.00  | 32.00          | 100       | 2019    | 2019        | 3 | 95     | 7,843           |       |
| 4   | 0470       | VNYL GATE   | 0   | 100 | 0 | 0 | 1.00   | UT | 300.00 | 300.00         | 100       | 2019    | 2019        | 3 | 95     | 285             |       |

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 | 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     |                             |      |         |      |     |    |        |



95315 SNAPDRAGON DR, FERNANDINA BEACH

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0100 | 01  | 2,346     | 113.3958    | 107.73         | 252,735        | 2019 | 2019 | 0    | 0    | 1.50 | 98.50  |

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

| VALUATION SUMMARY         |           | STANDARD |
|---------------------------|-----------|----------|
| VALUATION BY              |           |          |
| Tax Group: 4              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 248,944  |
| TOTAL MARKET OB/XF VALUE  |           | 12,857   |
| TOTAL LAND VALUE - MARKET |           | 75,000   |
| TOTAL MARKET VALUE        |           | 336,801  |
| SOH/AGL Deduction         |           | 103,678  |
| ASSESSED VALUE            |           | 233,123  |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000   |
| BASE TAXABLE VALUE        |           | 183,123  |
| TOTAL JUST VALUE          |           | 336,801  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 325,680  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C1907142   | CO ISSUED   | 0       | 06/14/2019 |
| 19001742   | NEW CONSTR  | 265,976 | 02/21/2019 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2285/1866                      | 6/14/2019 | WD        | Q   | I   | 02     | 283,900    |
| GRANTOR: DREAM FINDERS HOMES L |           |           |     |     |        |            |
| GRANTEE: HARRISON TRAVIS DAV   |           |           |     |     |        |            |
| 2260/1305                      | 2/28/2019 | WD        | U   | V   | 30     | 16,800     |
| GRANTOR: DFH AMELIA LLC        |           |           |     |     |        |            |
| GRANTEE: DREAM FINDERS HOMES   |           |           |     |     |        |            |

BUILDING NOTES

| BUILDING DIMENSIONS                     |                                                |
|-----------------------------------------|------------------------------------------------|
| BAS=[YR=2019]                           | W12 FSP=[YR=2019] N10 W19 S10 E19\$ W38 S29    |
| FGR=[YR=2019]                           | W10 S22 E30 N22 W20\$ E20 S12 E3 FOP=[YR=2019] |
| S8 E16 N3 W1 N5 W15\$ E15 S5 E12 N46\$. |                                                |