

LOT 75
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

BEYL JOSHUA & KENDALL
95307 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0075-0000



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 100	0100	01	2,689	120.4560	114.43	307,702	2018	2018	0	0	2.00	98.00	VALUATION BY STANDARD										
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2020													Heated Area: 2331									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 50																							
Interior Floo	14	CARPET 50																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		5 100																							
Bathrooms		3 100																							
Frame	02	WOOD FRAME 100																							
Stories	0	0 100																							
Units	0	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	2,331	100	2,331	261,401																					
FGR	380	55	209	23,438																					
FOP	122	30	37	4,149																					
FSP	280	40	112	12,560																					
TOTALS			3,113	2,689	301,548																				
EXTRA FEATURES					95307 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	665.00	SF	5.20	5.20	100	2018	2018	3	97	3,354									
2	0476	VF 6 SBPL	0	100	137	0	137.00	LF	32.00	32.00	100	2021	2021	3	98	4,296									
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294									
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 01/18/2019 BY TW																									
Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000																									
PRINTED 08/06/2024 BY SYS																									

BLD DATE 03/29/2023 NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

Sales Data

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2280/0602	5/24/2019	WD	Q	I	02	286,000

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: BEYL JOSHUA & KENDA

2222/0604	8/23/2018	WD	U	V	30	117,200
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GRANTOR: DFH AMELIA LLC

GRANTEE: DREAM FINDERS HOMES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FSP=[YR=2018] N10 W16 S18 E15 N8 E1\$ W1 S8 W15 N16 W14 S49 FGR=[YR=2018] S20 E19 N2 FOP=[YR=2018] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10\$ N18 W19\$ E19 S8 E7 S3 D3 R3 E8 S1 E11 N56\$.