LOT 77
IN OR 2208/1047
AMELIA CONCOURSE SUB PHASE 2

JENNINGS SHANNON & DEBORAH
95299 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0077-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

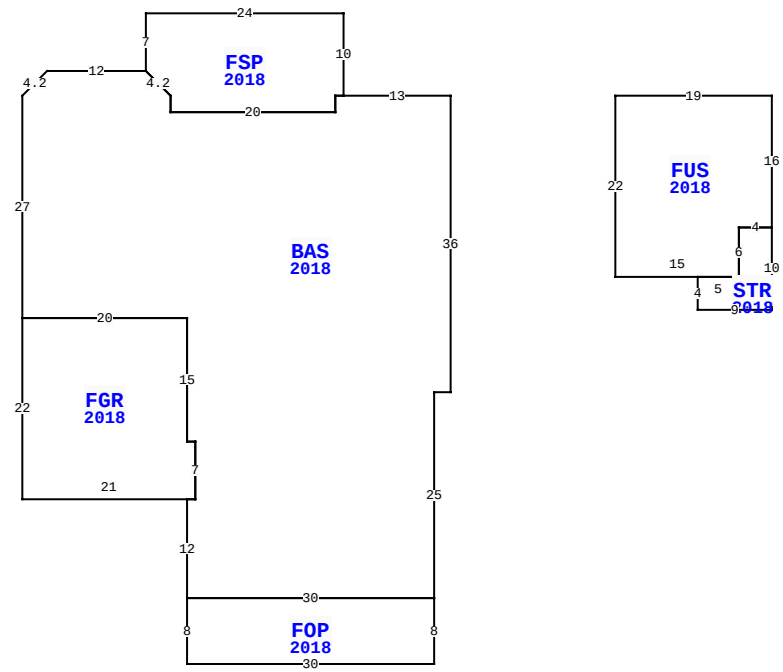
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,440	100	2,440	258,512
FGR	447	55	246	26,063
FOP	240	30	72	7,628
FSP	276	40	110	11,654
FUS	394	100	394	41,743
STR	60	10	6	636
TOTALS	3,857		3,268	346,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,268	113.7948	108.11	353,303	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2834 HX Base Yr 2021



95299 SNAPDRAGON DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		346,237
TOTAL MARKET OB/XF VALUE		4,888
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		426,125
SOH/AGL Deduction		105,425
ASSESSED VALUE		320,700
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		270,700
TOTAL JUST VALUE		426,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C180060	CO ISSUED	0	06/25/2018
B1800060	NEW CONSTR	360,435	01/04/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2208/1047	6/27/2018	WD	Q	I	01	307,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JENNINGS SHANNON &						
2171/1433	1/16/2018	WD	U	V	30	288,200
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 FSP=[YR=2018] N10 W24 S7 D3 R3 S2 E20 N2 E1$ W1 S2 W20 N2 U3 L3 W12 D3 L3 S27 FGR=[YR=2018] S22 E21 N7 W1 N15 W20$ E20 S15 E1 S7 W1 S12 FOP=[YR=2018] S8 E30 N8 W30$ E30 N25 E2 N36$ PTR=E20 FUS=[YR=2018] E19 S16 STR=[YR=2018] S10 W9 N4 E5 N6 E4$ W4 S6 W15 N22$ 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	0811	CONCRETE B	0	100	0	0	969.00	SF	5.20	5.20	100	2018	2018	3	97	4,888	

LAND DESCRIPTION

TOTAL OB/XF 4,888

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 03/29/2023 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS