LOT 79
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

EDGINGTON MATTHEW C
95279 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0079-0000

BUILDING CHARACTERISTICS

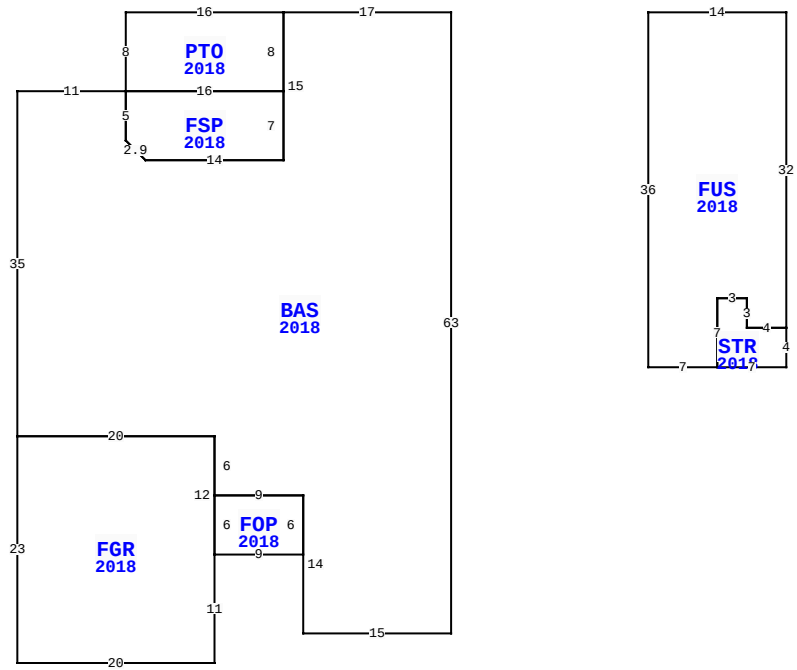
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,920	100	1,920	201,858
FGR	460	55	253	26,599
FOP	54	30	16	1,682
FSP	110	40	44	4,626
FUS	467	100	467	49,098
PTO	128	5	6	631
STR	37	10	4	420
TOTALS	3,176		2,710	284,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,710	113.5008	107.83	292,219	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2387 HX Base Yr 2024



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

95279 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		284,914
TOTAL MARKET OB/XF VALUE		8,038
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		367,952
SOH/AGL Deduction		0
ASSESSED VALUE		367,952
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		317,952
TOTAL JUST VALUE		367,952
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007698	CO ISSUED	0	07/30/2018
B1801590	NEW CONSTR	301,277	02/14/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2682/1230	12/04/2023	WD	Q	I	01	460,000
GRANTOR: WATKINS LIVING TRUST						
GRANTEE: EDGINGTON MATTHEW C						
2640/679	5/11/2023	WD	U	I	11	100
GRANTOR: WATKINS JUSTIN K & KE						
GRANTEE: WATKINS LIVING TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 PTO=[YR=2018] W16 S8 FSP=[YR=2018] S5 D2 R2 E14 N7 W16$ E16 N8$ S15 W14 U2 L2 N5 W11 S35
FGR=[YR=2018] S23 E20 N11 FOP=[YR=2018] E9 N6 W9 S6$ N12 W20$ E20 S6 E9 S14 E15 N63$ PTR=E20 FUS=[YR=2018] E14 S32
STR=[YR=2018] S4 W7 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ 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	665.00	SF	5.20	5.20	100	2018	2018	3	97	3,354	
2	0476	VF 6 SBPL	0	100	140	0	140.00	LF	32.00	32.00	100	2021	2021	3	98	4,390	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 8,038

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	000136	C	SFR INT	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