LOT 105
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

CHEN YUE/HUANG ANA
95120 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0105-0000

BUILDING CHARACTERISTICS

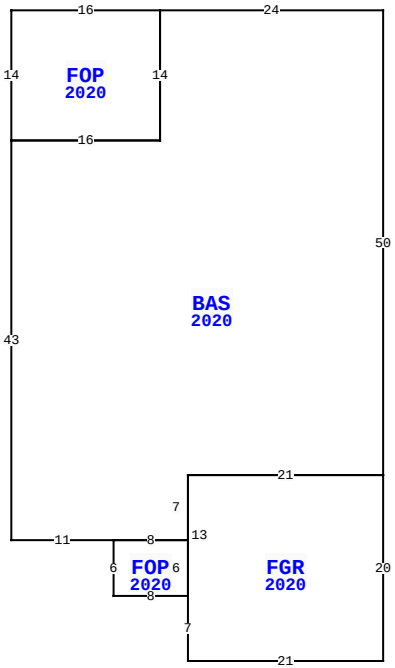
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,909	100	1,909	211,537
FGR	420	55	231	25,597
FOP	48	30	14	1,551
FOP	224	30	67	7,424
TOTALS	2,601		2,221	246,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,221	117.8205	111.93	248,597	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1909 HX Base Yr 2021



95120 SNAPDRAGON DR, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	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		246,111
TOTAL MARKET OB/XF VALUE		3,565
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		324,676
SOH/AGL Deduction		85,942
ASSESSED VALUE		238,734
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		188,734
TOTAL JUST VALUE		324,676
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907772	CO ISSUED	0	01/14/2020
B1907772	NEW CONSTR	261,357	09/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2335/0050	1/22/2020	WD	Q	I	01	254,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CHEN YUE & ANA HUAN						
2310/0024	10/04/2019	WD	U	V	30	7,500
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 FOP=[YR=2020] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2020] S6 E8 FGR=[YR=2020] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N50$.

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	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2020	2020	3	99	270	
2	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20	5.20	100	2020	2020	3	99	3,295	

LAND DESCRIPTION

TOTAL OB/XF 3,565

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	000134	C	SFR POND	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 01/26/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS