

RUSSELL GARY N & CHRISTINE MCNULTY
95108 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

30-2N-28-0151-0108-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3103HARDIE BRD 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1114CLAY TILE 50
CARPET 50

Air Condition
Heating Type

0304CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

4 100
2 100
02WOOD FRAME 100

Stories
Units
Occupancy

1.
0
001. 100
100
NONE 100

Quality

04Quality Level 04

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4067.100

TOTALS

2,4842,164241,894

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,164118.8495112.91244,33720202020001.0099.00

1 SINGLE FAM - 100% - 2024Heated Area: 1884HX Base Yr 2024

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE241,894

TOTAL MARKET OB/XF VALUE10,466

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE327,360

SOH/AGL Deduction243,228

ASSESSED VALUE84,132

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE34,132

TOTAL JUST VALUE327,360

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE316,542

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2635/18155/01/2023WDQI02390,000

GRANTOR: NEWMAN MATTHEW G & LI

GRANTEE: RUSSELL GARY N & CH

2363/17215/26/2020WDQI01261,000

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: NEWMAN MATTHEW G &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W26 FOP=[YR=2020] N10 W14 S10 E14\$ W14 S44

FOP=[YR=2020] S10 E6 N10 W6\$ E6 S16 E14 N1 FGR=[YR=2020]

E20 N20 W20 S20\$ N20 E20 N39\$.

EXTRA FEATURES

95108 SNAPDRAGON DR, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010027381.00SF6.506.5010020202020399521

20811CONCRETE B010000792.00SF5.205.20100202020203994,077

30462ST/AL FNC01001500600.00SF10.0010.00100202020203935,580

40463FENCE GATE0100001.00UT300.00300.0010020202020396288

LAND DESCRIPTION

TOTAL OB/XF10,466

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CSFR POND100RSF-20.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE01/26/2021BYKWTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/06/2024 BY SYS