LOT 122
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

RICKERSON WAYNE DONNELL JR & DAYNE
95310 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0122-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

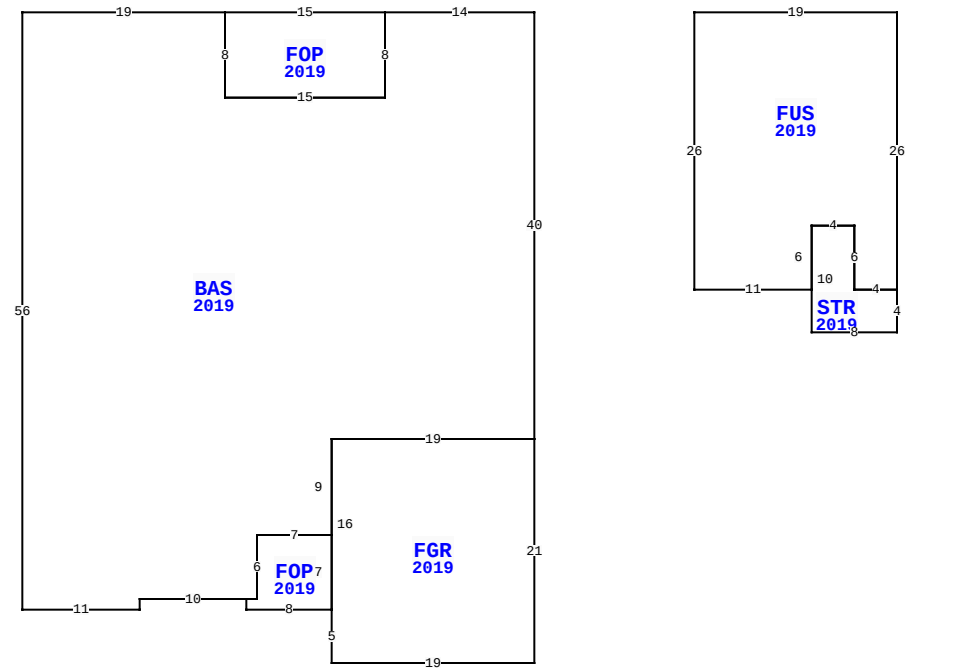
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100	2,204	237,761
FGR	399	55	219	23,625
FOP	50	30	15	1,618
FOP	120	30	36	3,884
FUS	470	100	470	50,702
STR	56	10	6	647
TOTALS	3,299		2,950	318,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,950	115.2816	109.52	323,084	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2674 HX Base Yr 2021



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

95310 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		318,238
TOTAL MARKET OB/XF VALUE		3,542
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		396,780
SOH/AGL Deduction		99,004
ASSESSED VALUE		297,776
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		247,776
TOTAL JUST VALUE		396,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1812233	CO ISSUED	0	03/26/2019
18012233	NEW CONSTR	346,626	12/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2280/1395	5/24/2019	WD	Q	I	01	290,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RICKERSON WAYNE DON						
2254/1883	2/08/2019	WD	U	V	30	167,500
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FOP=[YR=2019] W15 S8 E15 N8$ S8 W15 N8 W19 S56 E11 N1 E10 FOP=[YR=2019] S1 E8 FGR=[YR=2019] S5 E19 N21 W19 S16$N7 W7 S6 W1 $ E1 N6 E7 N9 E19 N40$ PTR= E15 FUS=[YR=2019] E19 S26 STR=[YR=2019] S4 W8 N10 E4 S6 E4$ W4 N6 W4 S6 W11 N26$ W15$.

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	695.00	SF	5.20	5.20	100	2019	2019	3	98	3,542	

LAND DESCRIPTION

TOTAL OB/XF 3,542

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 04/22/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS