

LOT 124
IN OR 2209/558
AMELIA CONCOURSE SUB PHASE 2

KEBART SUSAN MARIE
95302 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0124-0000



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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2,200	100	2,200	231,231
FGR	399	55	219	23,018
FOP	122	30	37	3,889
FSP	210	40	84	8,829
TOTALS	2,931		2,540	266,967

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	0	635.00	SF	5.20	5.20	100	2018
2	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2018
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018
4	0462	ST/AL FNC	0	100	88	4	352.00	SF	10.00	10.00	100	2018
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00	LT		1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,540	112.8960	107.25	272,415	2018	2018	0	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2019 Heated Area: 2200 HX Base Yr 2019												
95302 SNAPDRAGON DR, FERNANDINA BEACH												
BLD DATE 03/29/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE												

TOTAL OB/XF												
10,078												

TOTAL OB/XF												
10,078												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		266,967	
TOTAL MARKET OB/XF VALUE		10,078	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		352,045	
SOH/AGL Deduction		106,430	
ASSESSED VALUE		245,615	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		190,615	
TOTAL JUST VALUE		352,045	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		340,176	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C180651	CO ISSUED	0	06/21/2018
B180651	NEW CONSTR	282,175	01/22/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2209/0558	6/29/2018	WD Q	I	01	
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: KEBART SUSAN MARIE					
2183/1672	3/13/2018	WD U	V	11	100
GRANTOR: DFH AMELIA LLC					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2018] W14 FSP=[YR=2018] N6 W15 S14 E15 N8\$ S8 W15 N8 W19 S56 E10 FOP=[YR=2018] S3 E19 FGR=[YR=2018] S2 E19 N21 W19 S19\$ N10 W7 S3 D3 L3 W8 S1 W1\$ E1 N1 E8 U3 R3 N3 E7 N9 E19 N40\$.												