

LOT 125
IN OR 2251/608
AMELIA CONCOURSE SUB PHASE 2

MCGOVERN ELIZABETH/MCGOVERN HARRY J & MARGARET ANN
95298 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0125-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

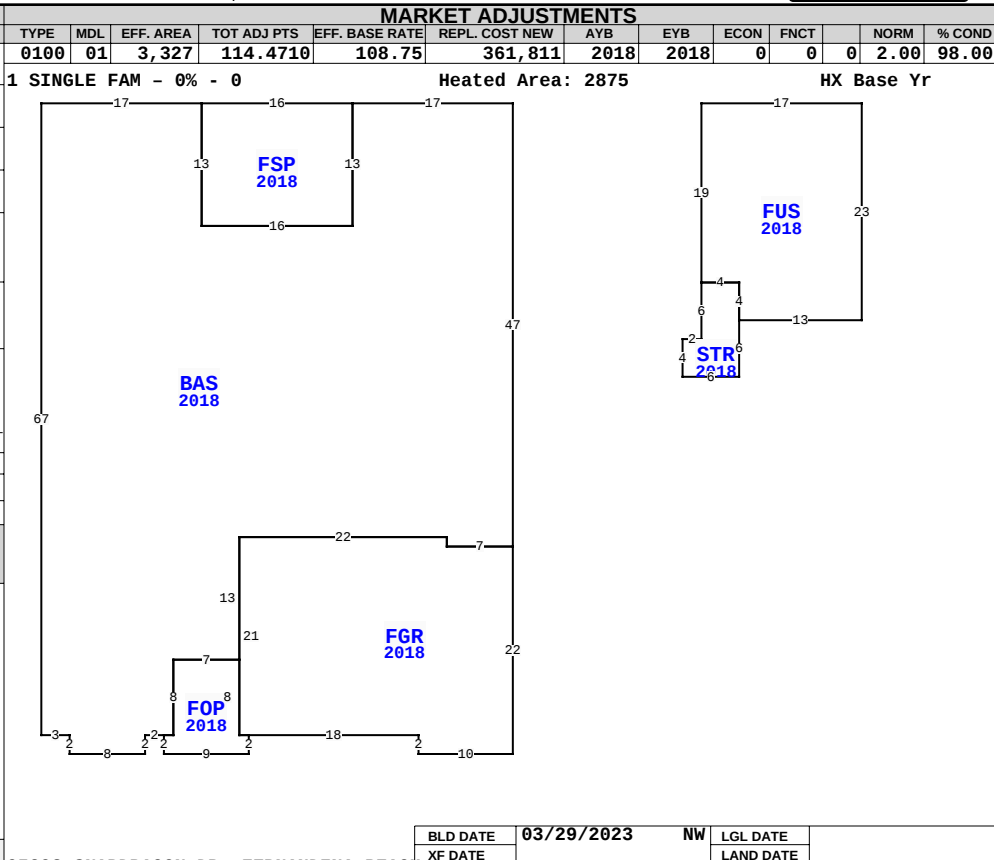
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC 4067.100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,500	100	2,500	266,438
FGR	622	55	342	36,449
FOP	74	30	22	2,345
FSP	208	40	83	8,845
FUS	375	100	375	39,965
STR	48	10	5	533

TOTALS	3,827		3,327	354,575
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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	0	0	907.00	SF	5.20	5.20	100	2018
2	0476	VF 6 SBPL	0	0	0	120.00	LF	32.00	32.00	100	2018
3	0470	VNYL GATE	0	0	0	1.00	UT	300.00	300.00	100	2018
4	0462	ST/AL FNC	0	0	120	480.00	SF	10.00	10.00	100	2018
5	0463	FENCE GATE	0	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
1	000134	C	SFR POND	0		RSF-2	0.00	0.00	1.00	LT	1.00



95298 SNAPDRAGON DR, FERNANDINA BEACH											
TOTAL OB/XF 12,925											

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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		354,575	
TOTAL MARKET OB/XF VALUE		12,925	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		442,500	
SOH/AGL Deduction		38,263	
ASSESSED VALUE		404,237	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		404,237	
TOTAL JUST VALUE		442,500	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		426,716	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803181	CO ISSUED	0	09/24/2018
18003181	NEW CONSTR	378,735	05/15/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2251/0608	1/24/2019	WD	Q	I	02
GRANTOR: DREAM FINDERS HOMES L					SALE PRICE 325,800
GRANTEE: MCGOVERN ELIZABETH					
2206/1880	6/27/2018	WD	U	V	30
GRANTOR: DFH AMELIA LLC					SALE PRICE 324,200
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W17 FSP=[YR=2018] W16 S13 E16 N13\$ S13 W16 N13 W17 S67 E3 S2 E8 N2 E2 FOP=[YR=2018] S2 E9 N2 FGR=[YR=2018] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$ PTR=E20 FUS=[YR=2018] E17 S23 W13 STR=[YR=2018] S6 W6 N4 E2 N6 E4 S4\$ N4 W4 N19\$ W20\$.											