LOT 127
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

CURTIN THOMAS FRANCIS & JENNIFER LEIGH
95290 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0127-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

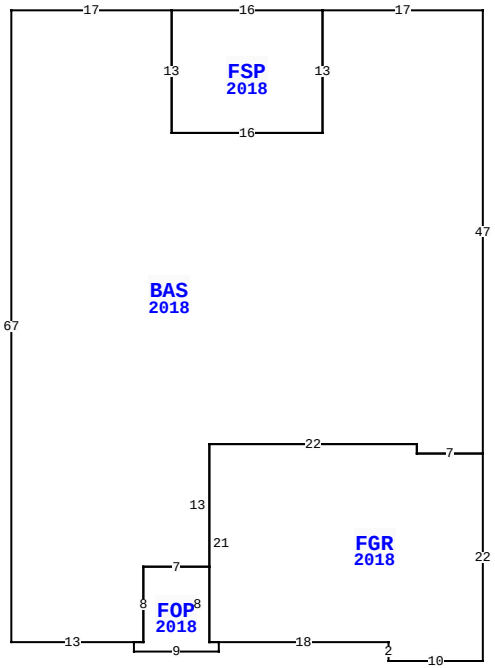
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2,484	259,853
FGR	622	55	342	35,777
FOP	65	30	20	2,092
FSP	208	40	83	8,682
TOTALS	3,379		2,929	306,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,929	112.4193	106.80	312,817	2018	2018	0	0	0	2.05	97.95

1 SINGLE FAM – 100% - 2022 Heated Area: 2484 HX Base Yr 2022



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

95290 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		306,404
TOTAL MARKET OB/XF VALUE		13,399
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		394,803
SOH/AGL Deduction		22,843
ASSESSED VALUE		371,960
TOTAL EXEMPTION VALUE	HX HB AM	94,986
BASE TAXABLE VALUE		276,974
TOTAL JUST VALUE		394,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008205	CO ISSUED	0	08/10/2018
B1804389	NEW CONSTR	330,762	05/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2465/0378	5/21/2021	WD	Q	I	02	450,000
GRANTOR: CAMPBELL BRETT P & LE						
GRANTEE: CURTIN THOMAS FRANC						
2259/1094	3/04/2019	WD	Q	I	01	320,000
GRANTOR: BURSZTEIN NESTOR H &						
GRANTEE: CAMPBELL BRETT P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 FSP=[YR=2018] W16 S13 E16 N13$ S13 W16 N13 W17 S67 E13 FOP=[YR=2018] S1 E9 N1 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$.

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	907.00	SF	5.20	5.20	100	2018	2018	3	97	4,575	
2	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2018	2018	3	94	3,249	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	
4	0462	ST/AL FNC	0	100	144	4	576.00	SF	10.00	10.00	100	2018	2018	3	87	5,011	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 13,399

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 01/18/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS