

LOT 128
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

DYAL JAMES P & MARY LOU
95288 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0128-0000



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 70
Interior Wall	08	DECORATIVE 30
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,946	100	1,946	211,707
FGR	712	55	392	42,646
FOP	54	30	16	1,740
FOP	126	30	38	4,134
FUS	467	100	467	50,805
STR	37	10	4	435

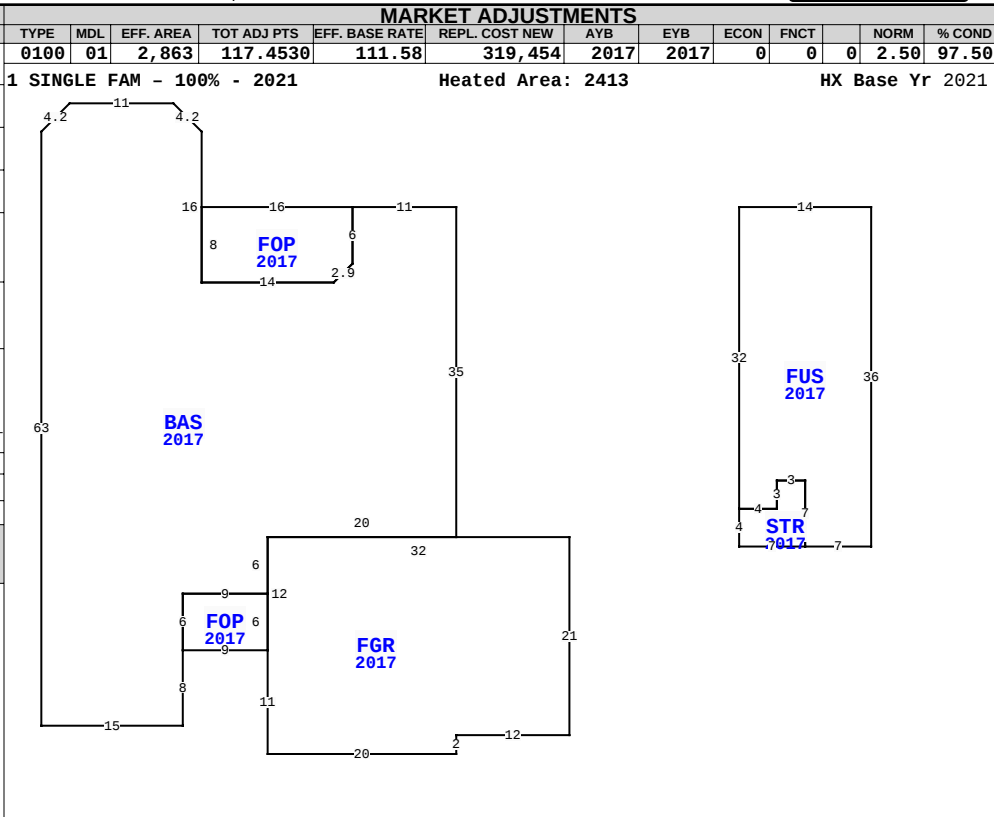
TOTALS	3,342		2,863	311,468
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0911	SCRN RM A	0 100	10	18	180.00	SF	17.50	17.50	100	2021	2021	3	93	2,930	
2	0855	CONC PAVER	0 100	27	10	270.00	SF	10.00	10.00	100	2021	2021	3	99	2,673	
3	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	6.50	100	2017	2017	3	97	359	
4	0811	CONCRETE B	0 100	0	0	906.00	SF	5.20	5.20	100	2017	2017	3	97	4,570	
5	0462	ST/AL FNC	0 100	100	0	400.00	SF	10.00	10.00	100	2019	2019	3	90	3,600	
6	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570	

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	% 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							



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

95288 SNAPDRAGON DR, FERNANDINA BEACH

TOTAL OB/XF 14,702

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		311,468
TOTAL MARKET OB/XF VALUE		14,702
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		401,170
SOH/AGL Deduction		296,852
ASSESSED VALUE		104,318
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		54,318
TOTAL JUST VALUE		401,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106048	SCRN ENCL	4,615	05/12/2021
C1705761	CO ISSUED	0	01/02/2018
B1705761	NEW CONSTR	312,657	06/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2405/0415	11/02/2020	WD	Q	I	01	370,000

GRANTOR: ALEXIS CASEY MARIE &
GRANTEE: DYAL JAMES P & MARY
2194/1945 12/28/2017 WD U I 11 100
GRANTOR: DREAM FINDERS HOMES L
GRANTEE: ALEXIS CASEY MARIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W11 FOP=[YR=2017] W16 S8 E14 U2 R2 N6\$ S6 D2 L2 W14 N16 U3 L3 W11 D3 L3 S63 E15 N8 FOP=[YR=2017] E9 FGR=[YR=2017] S11 E20 N2 E12 N21 W32 S12\$ N6 W9 S6\$ N6 E9 N6 E20 N35\$ PTR= E30 FUS=[YR=2017] E14 S36 W7 STR=[YR=2017] W7 N4 E4 N3 E3 S7\$ N7 W3 S3 W4 N32\$ W30\$.