LOT 134
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

WILLIAMS FRANK E III & MARIE
95194 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0134-0000

BUILDING CHARACTERISTICS

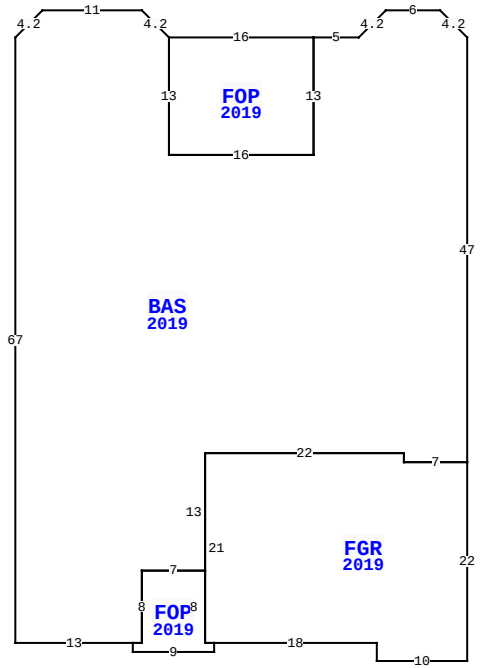
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,553	100	2,553	277,296
FGR	622	55	342	37,146
FOP	65	30	20	2,172
FOP	208	30	62	6,734
TOTALS	3,448		2,977	323,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,977	116.0712	110.27	328,274	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 2553 HX Base Yr 2020



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

95194 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		323,350
TOTAL MARKET OB/XF VALUE		51,433
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		449,783
SOH/AGL Deduction		130,904
ASSESSED VALUE		318,879
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		268,879
TOTAL JUST VALUE		449,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909945	SCRN ENCLSR	23,151	09/01/2019
B1905859	SWIM POOL	41,993	07/01/2019
C1900214	CO ISSUED	0	06/07/2019
B1900214	NEW CONSTR	371,272	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2289/0560	6/28/2019	WD	Q	I	01	333,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WILLIAMS FRANK E II						
2249/1741	1/18/2019	WD	U	V	30	50,300
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W6 D3 L3 W5 FOP=[YR=2019] W16 S13 E16 N13$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E13 FOP=[YR=2019] S1 E9 N1 FGR=[YR=2019] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7N13E22 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	0810	CONCRETE A	0	100	0	0	21.00	SF	6.50	6.50	100	2019	2019	3	98	134	
2	0811	CONCRETE B	0	100	0	0	631.00	SF	5.20	5.20	100	2019	2019	3	98	3,216	
3	0911	SCRN RM A	0	100	0	0	881.00	SF	17.50	17.50	100	2019	2019	3	86	13,259	
4	0861	POOL GUNIT	0	100	26	11	286.00	SF	85.00	85.00	100	2019	2019	3	90	21,879	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	86	1,720	
6	0462	ST/AL FNC	0	100	72	0	288.00	SF	10.00	10.00	100	2021	2021	3	95	2,736	
7	0855	CONC PAVER	0	100	0	0	595.00	SF	10.00	10.00	100	2019	2019	3	98	5,831	
8	0476	VF 6 SBPL	0	100	66	0	66.00	LF	32.00	32.00	100	2021	2021	3	98	2,070	
9	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 51,433

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 11/25/2019 BY KWNW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS