LOT 135
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

MAYNARD KATHERINE DELORES/MAYNARD TAYLOR A
95186 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0135-0000

BUILDING CHARACTERISTICS

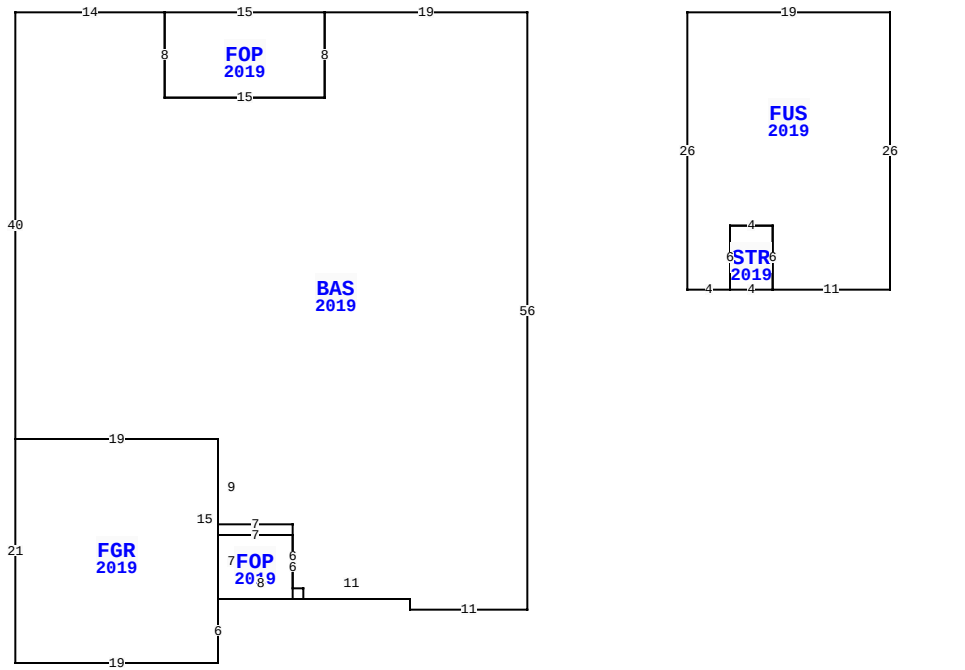
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,204	100	2,204	239,173
FGR	399	55	219	23,765
FOP	50	30	15	1,628
FOP	120	30	36	3,907
FUS	470	100	470	51,003
STR	24	10	2	217
TOTALS	3,267		2,946	319,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,946	115.9725	110.17	324,561	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 2674 HX Base Yr 2020



95186 SNAPDRAGON DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		319,693
TOTAL MARKET OB/XF VALUE		6,266
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		400,959
SOH/AGL Deduction		128,990
ASSESSED VALUE		271,969
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		221,969
TOTAL JUST VALUE		400,959
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1801030	CO ISSUED	0	03/18/2019
1801030	NEW CONSTR	346,626	12/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2279/1009	5/16/2019	WD	Q	I	01	286,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MAYNARD KATHERINE D						
2259/0112	2/28/2019	WD	U	V	30	16,800
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W19 FOP=[YR=2019] W15 S8 E15 N8$ S8 W15 N8 W14 S40 FGR 2019= S21 E19 N6 FOP=[YR=2019] E8 N1 W1 N6 W7 S7$ N15 W19$ E19 S9 E7 S6 E11 S1 E11 N56$ PTR= E15FUS=[YR=2019] E19 S26 W11 STR=[YR=2019] W4 N6 E4 S6$ N6 W4 S6 W4 N26$ W15$.

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	692.00	SF	5.20	5.20	100	2019	2019	3	98	3,526	
2	0476	VF 6 SBPL	0	100	78	0	78.00	LF	32.00	32.00	100	2021	2021	3	98	2,446	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 6,266

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 04/17/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS