LOT 136
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

BUSBY WILLIAM T & TERESA M
95182 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0136-0000

BUILDING CHARACTERISTICS

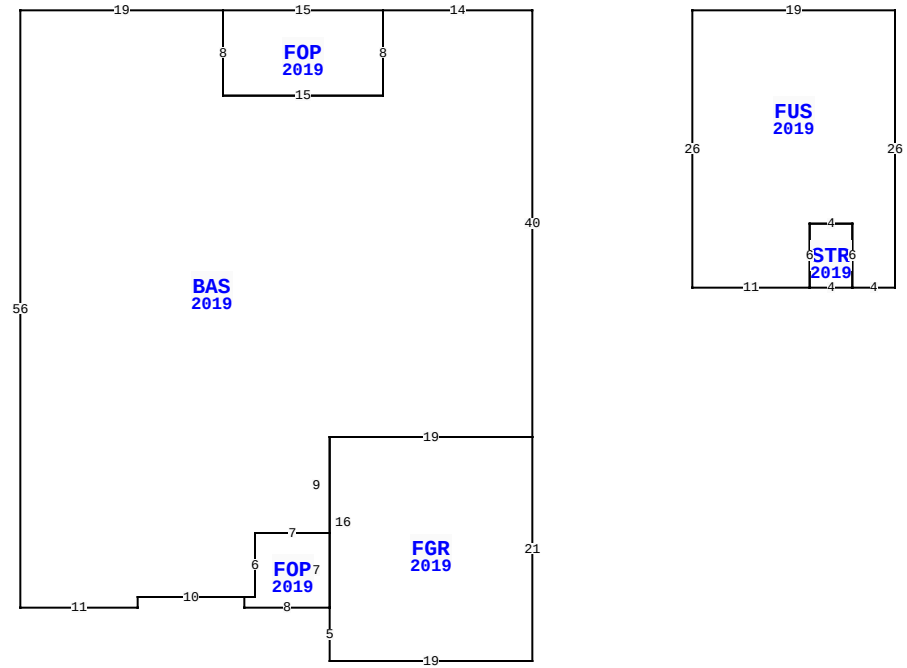
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	228,383
FGR	399	55	219	22,693
FOP	50	30	15	1,554
FOP	120	30	36	3,730
FUS	470	100	470	48,702
STR	24	10	2	207
TOTALS	3,267		2,946	305,270

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	110.7414	105.20	309,919	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2674 HX Base Yr 2022



95182 SNAPDRAGON DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		305,270
TOTAL MARKET OB/XF VALUE		3,533
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		383,803
SOH/AGL Deduction		18,498
ASSESSED VALUE		365,305
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		315,305
TOTAL JUST VALUE		383,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1901796	CO ISSUED	0	05/30/2019
19001796	NEW CONSTR	346,626	02/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2452/1939	3/30/2021	WD	Q	I	01	405,000
GRANTOR: FAVIANO VINCENT J & A						
GRANTEE: BUSBY WILLIAM T & T						
2289/1176	6/18/2019	WD	Q	I	02	309,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FAVIANO VINCENT J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FOP=[YR=2019] W15 S8 E15 N8$ S8 W15 N8 W19 S56 E11 N1 E10 FOP=[YR=2019] S1 E8 FGR=[YR=2019] S5 E19 N21 W19 S16$ N7 W7 S6 W1$ E1 N6 E7 N9 E19 N40$ PTR= E15 FUS=[YR=2019] E19 S26 W4 STR=[YR=2019] W4 N6 E4 S6$ N6 W4 S6 W11 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	0810	CONCRETE A	0	100	0	0	33.00	SF	6.50	6.50	100	2019	2019	3	98	210	
2	0811	CONCRETE B	0	100	0	0	652.00	SF	5.20	5.20	100	2019	2019	3	98	3,323	

LAND DESCRIPTION

TOTAL OB/XF 3,533

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 07/24/2019 BY KWMB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS