

LOT 141
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

MONTHEI DOUGLAS
95152 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0141-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

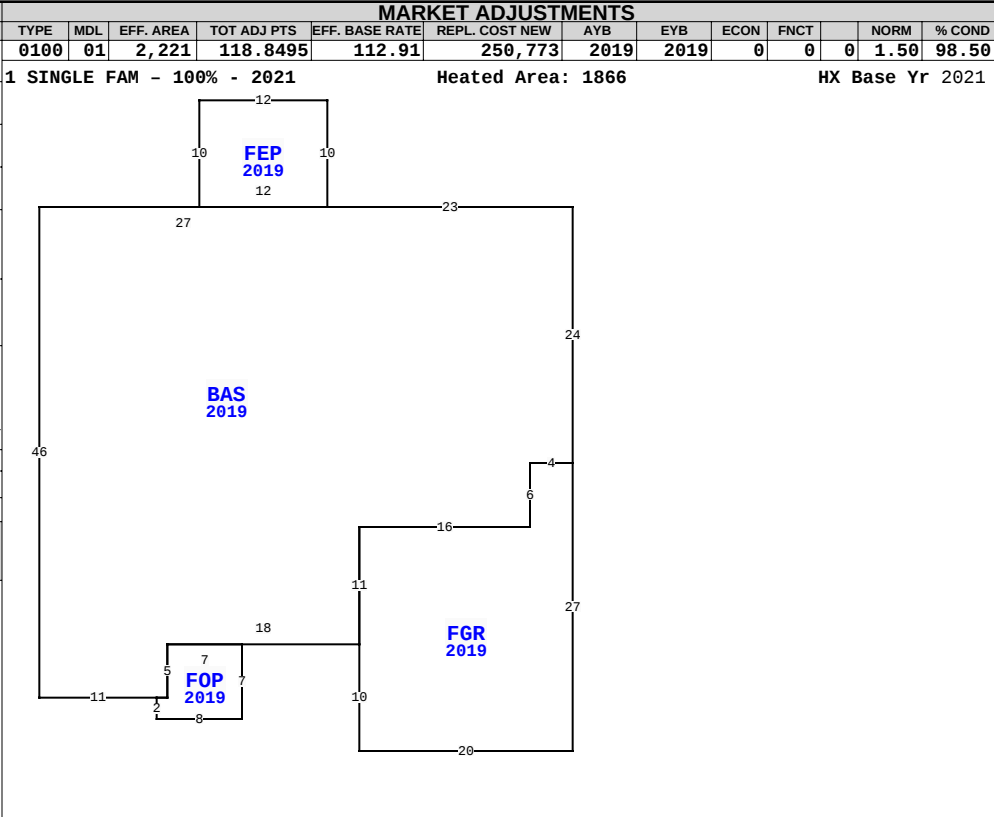
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	1,866	207,530
FEP	120	80	96	10,676
FGR	444	55	244	27,137
FOP	51	30	15	1,669

TOTALS	2,481		2,221	247,011
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
2	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00
3	0476	VF 6 SBPL	0	100	100	0	100.00	LF	32.00
4	0462	ST/AL FNC	0	100	80	0	320.00	SF	10.00
5	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50
6	0811	CONCRETE B	0	100	0	0	656.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00



95152 SNAPDRAGON DR, FERNANDINA BEACH	BLD DATE 03/29/2023	NW	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

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	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	
2	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	
3	0476	VF 6 SBPL	0	100	100	0	100.00	LF	32.00	32.00	100	2021	2021	3	98	3,136	
4	0462	ST/AL FNC	0	100	80	0	320.00	SF	10.00	10.00	100	2021	2021	3	95	3,040	
5	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2019	2019	3	98	401	
6	0811	CONCRETE B	0	100	0	0	656.00	SF	5.20	5.20	100	2019	2019	3	98	3,343	

TOTAL OB/XF													10,508	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00				

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4									
BUILDING MARKET VALUE										247,011									
TOTAL MARKET OB/XF VALUE										10,508									
TOTAL LAND VALUE - MARKET										75,000									
TOTAL MARKET VALUE										332,519									
SOH/AGL Deduction										84,164									
ASSESSED VALUE										248,355									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										198,355									
TOTAL JUST VALUE										332,519									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										321,522									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904518	CO ISSUED	0	09/09/2019
B1904518	NEW CONSTR	278,145	05/02/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	/ I	V I	RSN CD	SALE PRICE
2690/541	1/17/2024	WD	Q	I		01	389,000
GRANTOR: LOMBARDINO BRIAN RAY							
GRANTEE: MONTHEI DOUGLAS							
2333/0279	1/14/2020	WD	Q	I		02	249,000
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: LOMBARDINO BRIAN RA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W23 FEP=[YR=2019] N10 W12 S10 E12\$ W27 S46 E11 FOP=[YR=2019] S2 E8 N7 W7 S5 W1\$ E1 N5 E18 FGR=[YR=2019] S10 E20 N27 W4 S6 W16 S11\$ N11 E16 N6 E4 N24\$.									