LOT 150
IN OR 2188/446
AMELIA CONCOURSE SUB PHASE 2

SMITH WILLIAM & NICOLE
95252 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

**2024**

**30-2N-28-0151-0150-0000**

## BUILDING CHARACTERISTICS

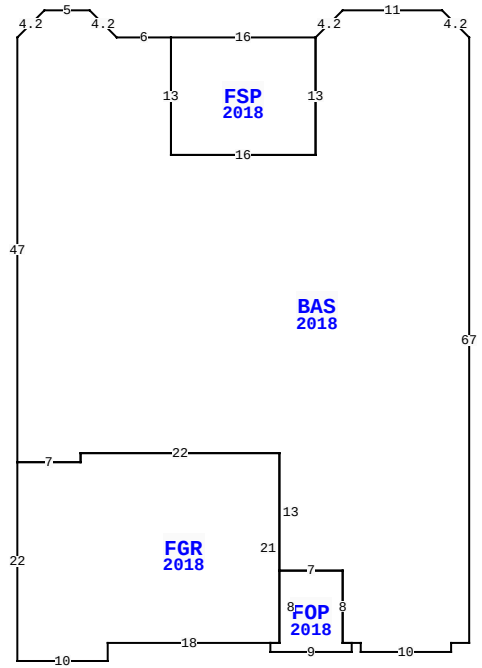
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 2,560 | 100 | 2,560 | 266,623 |
| FGR | 622 | 55 | 342 | 35,619 |
| FOP | 65 | 30 | 20 | 2,083 |
| FSP | 208 | 40 | 83 | 8,644 |
| TOTALS | 3,455 | | 3,005 | 312,969 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,005 | 112.4424 | 106.82 | 320,994 | 2018 | 2018 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SINGLE FAM – 100% - 2019 Heated Area: 2560 HX Base Yr 2019




95252 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 | | 312,969 |
| TOTAL MARKET OB/XF VALUE | | 8,701 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 396,670 |
| SOH/AGL Deduction | | 117,694 |
| ASSESSED VALUE | | 278,976 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 228,976 |
| TOTAL JUST VALUE | | 396,670 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 382,639 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18002934 | CO ISSUED | 0 | 03/21/2018 |
| B1708332 | NEW CONSTR | 326,506 | 09/21/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2188/0446 | 3/30/2018 | WD | Q | I | 01 | 331,700 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: SMITH WILLIAM & NIC | | | | | | |
| 2156/0879 | 11/02/2017 | WD | U | V | 30 | 546,000 |
| GRANTOR: DFH AMELIA LLC | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W11 D3 L3 FSP=[YR=2018] W16 S13 E16 N13$ S13 W16 N13 W6 U3 L3 W5 D3 L3 S47 FGR=[YR=2018] S22 E10 N2 E18 FOP=[YR=2018] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E2 S1 E10 N1 E2 N67$.

## 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 897.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 97 | 8,701 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,701

| 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 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS