LOT 151
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

MOSIOR CAROLYN
95248 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2024

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

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	12	HARDWOOD 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

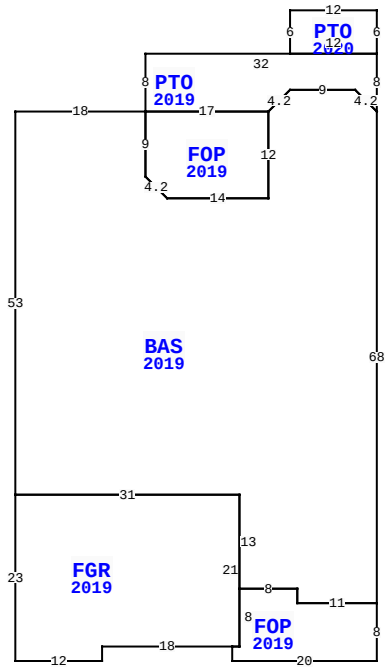
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,756	100	2,756	280,261
FGR	675	55	371	37,727
FOP	170	30	51	5,186
FOP	200	30	60	6,101
PTO	220	5	11	1,119
PTO	72	5	4	407
TOTALS	4,093		3,253	330,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,253	108.6750	103.24	335,840	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 2756 HX Base Yr 2020



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

95248 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		330,802
TOTAL MARKET OB/XF VALUE		20,224
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		426,026
SOH/AGL Deduction		128,505
ASSESSED VALUE		297,521
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		247,521
TOTAL JUST VALUE		426,026
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001866	SCRN ENCLSR	4,750	04/01/2020
C1908302	CO ISSUED	0	11/21/2019
B1908302	NEW CONSTR	385,036	08/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/1317	5/12/2021	QC	U	I	11	100
GRANTOR: MOSIOR CAROLYN & STEV						
GRANTEE: MOSIOR CAROLYN						
2327/0314	12/17/2019	WD	Q	I	02	396,400
GRANTOR: DFH AMELIA LLC						
GRANTEE: MOSIOR CAROLYN & ST						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2020] N6 W12 S6 E12$ PTO=[YR=2019] W32 S8
BAS=[YR=2019] W18 S53 FGR=[YR=2019] S23 E12 N2 E18
FOP=[YR=2019] S2 E20 N8 W11 N2 W8 S8 W1$ E1 N21 W31$ E31 S13
E8 S2 E11 N68 U3 L3 W9 D3 L3 FOP=[YR=2019] W17 S9 D3 R3
E14 N12$ S12 W14 L3 U3 N9$ E17 U3 R3 E9 D3 R3 N8$.

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	9	3	27.00	SF	10.00	10.00	100	2019	2019	3	98	265	
2	0855	CONC PAVER	0	100	0	0	1,059.00	SF	10.00	10.00	100	2019	2019	3	98	10,378	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
4	0476	VF 6 SBPL	0	100	0	0	40.00	LF	32.00	32.00	100	2020	2020	3	96	1,229	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	
6	0911	SCRN RM A	0	100	0	0	292.00	SF	17.50	17.50	100	2020	2020	3	90	4,599	

LAND DESCRIPTION

TOTAL OB/XF 20,224

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 08/17/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS