

LOT 152
IN OR 2210/1654
AMELIA CONCOURSE SUB PHASE 2

REESE MARCUS D
95240 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0152-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,801	100	2,801	292,752
FGR	675	55	371	38,776
FOP	159	30	48	5,017
FSP	200	40	80	8,361
FUS	532	100	532	55,603
TOTALS	4,367		3,832	400,509

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	0		1,176.00	SF 4.00	100	2018
2	0476	VF 6 SBPL	0	100	0	0		156.00	LF 32.00	100	2018
3	0463	FENCE GATE	0	100	0	0		3.00	UT 300.00	100	2018
4	0462	ST/AL FNC	0	100	0	0		288.00	SF 10.00	100	2018

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,832	112.2660	106.65	408,683	2018	2018		0	0	2.00	98.00	
1 SINGLE FAM - 100% - 2019 Heated Area: 3333 HX Base Yr													
95240 SNAPDRAGON DR, FERNANDINA BEACH													

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

TOTAL OB/XF													
12,607													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		400,509	
TOTAL MARKET OB/XF VALUE		12,607	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		488,116	
SOH/AGL Deduction		3,776	
ASSESSED VALUE		484,340	
TOTAL EXEMPTION VALUE		13	484,340
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		488,116	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		470,233	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C180835	CO ISSUED	0	06/28/2018
B180835	NEW CONSTR	426,717	01/25/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2210/1654	7/06/2018	WD Q	I	01	
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: REESE MARCUS D					
2183/1672	3/13/2018	WD U	V	11	100
GRANTOR: DFH AMELIA LLC					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] U3 L3 W9 D3 L3 FSP=[YR=2018] W17 S9 D3 R3 E14 N12\$ S12 W14 U3 L3 N9 U3 L3 W12 D3 L3 S53 FGR=[YR=2018] S23 E12 N2 E18 FOP=[YR=2018] S2 E9 N1 E11 N7 W11 N2 W8 S8 W1\$ E1 N21 W31\$ E31 S13 E8 S2 E11 N68\$ PTR=E20 FUS=[YR=2018] E4 N5 E15 S28 W5 S2 W10 N2 W4 N23\$ W20\$.											