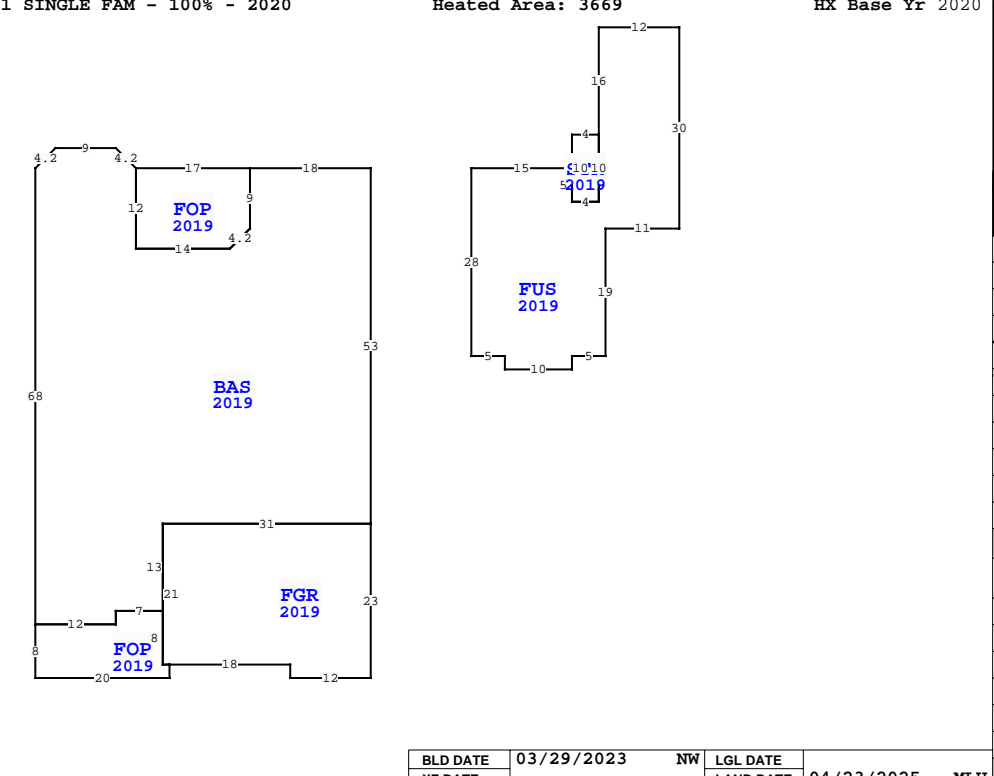




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	YEAR
BAS	2,758	100	2019
FGR	675	55	2019
FOP	168	30	2019
FOP	200	30	2019
FUS	911	100	2019
STR	40	10	2019
TOTALS	4,752		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,154	107.6460	107.65	447,178	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2020 Heated Area: 3669 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			438,234
TOTAL MARKET OB/XF VALUE			61,031
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			584,265
SOH/AGL Deduction			210,038
ASSESSED VALUE			374,227
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			323,505
TOTAL JUST VALUE			584,265
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			556,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003745	SCRN ENCLSR	9,802	05/04/2020
B2001983	SWIM POOL	45,723	03/04/2020
C1905074	CO ISSUED	0	09/09/2019
B1905074	NEW CONSTR	488,140	05/15/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2306/1717	9/13/2019	WD Q	Q	I	01	401,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BINKLEY JAYMIE & JE						
2286/1262	6/28/2019	WD U	V	30		23,600
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES																											
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	0810	CONCRETE A	0	100	7	3			21.00	SF	6.50	6.50	100	2019	2019	3	97	132									
2	0811	CONCRETE B	0	100	0	0			617.00	SF	5.20	5.20	100	2019	2019	3	97	3,112									
3	0476	VF 6 SBPL	0	100	0	0			180.00	LF	32.00	32.00	100	2019	2019	3	94	5,414									
4	0470	VNYL GATE	0	100	0	0			4.00	UT	300.00	300.00	100	2019	2019	3	94	1,128									
5	0810	CONCRETE A	0	100	60	3			180.00	SF	6.50	6.50	100	2020	2020	3	98	1,147									
6	0861	POOL GUNIT	0	100	28	13			364.00	SF	85.00	85.00	100	2020	2020	3	90	27,846									
7	0855	CONC PAVER	0	100	0	0			675.00	SF	10.00	10.00	100	2020	2020	3	98	6,615									
8	0911	SCRN RM A	0	100	0	0			1,039.00	SF	17.50	17.50	100	2020	2020	3	86	15,637									
TOTALS												4,752			4,154	438,234											

BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/23/2025
INC DATE			AG DATE	MLU
95223 SNAPDRAGON DR, FERNANDINA BEACH				

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2019] W18 FOP=[YR=2019] W17 S12 E14 U3 R3 N9\$ S9 L3 D3 W14 N12 U3 L3 W9 D3 L3 S68 FOP=[YR=2019] S8 E20 N2 FGR=[YR=2019] E18 S2 E12 N23 W31 S21 E1\$ W1 N8 W7 S2 W12\$ E12 N2 E7 N13 E31 N53\$ PTR= E15 FUS=[YR=2019] S28 E5 S2 E10 N2 E5 N19 E11 N30 W12 S16 STR=[YR=2019] W4 S10 E4 N10 \$ S10 W4 N5 W15\$ W15\$.	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							