

BORDELON MELISSA
95155 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

30-2N-28-0151-0031-0000

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		4 100				
Bathrooms		3 100				
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	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,924	100	2019	1,924	227,695	
FGR	440	55	2019	242	28,640	
FOP	54	30	2019	16	1,893	
FOP	126	30	2019	38	4,497	
FUS	467	100	2019	467	55,267	
STR	37	10	2019	4	473	
TOTALS	3,048			2,691	318,466	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,691	120.7584	120.76	324,965	2019	2019	0	0	2.00	98.00	
1 SINGLE FAM - 100% - 2024 Heated Area: 2391 HX Base Yr 2024												

VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					318,466				
TOTAL MARKET OB/XF VALUE					6,499				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					409,965				
SOH/AGL Deduction					13,103				
ASSESSED VALUE					396,862				
TOTAL EXEMPTION VALUE					HX HB	50,722			
BASE TAXABLE VALUE					346,140				
TOTAL JUST VALUE					409,965				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					385,677				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807762	C0 ISSUED	0	02/04/2019
B1807762	NEW CONSTR	313,243	10/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2257/1915	2/26/2019	WD	Q	I	01	273,300
GRANTOR:DREAM FINDERS HOMES L						
GRANTEE:BORDELON MELISSA &						
2254/1883	2/08/2019	WD	U	V	30	167,500
GRANTOR:DFH AMELIA LLC						
GRANTEE:DREAM FINDERS HOMES						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2019] W17 S8 FOP=[YR=2019] W16 S6 D2 R2 E14 N8\$ S8 W14 U2 L2 N6 W11 S36 FGR=[YR=2019] S22 E20 N11 FOP=[YR=2019] E9 N6 W9 S6\$ N11 W20\$ E20 S5 E9 S14 E15 N63\$ PTR=E20 FUS=[YR=2019] E14 S32 STR=[YR=2019] S4 W7 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W20\$.												

LAND DESCRIPTION													TOTAL OB/XF										6,499									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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															

REVIEW DATE	04/17/2019	BY	TW	Total Acres: 0.00	Total Land Value: 85,000	Market: 0	Agricultural: 0	Common: 85,000	PRINTED 07/30/2025 BY SYS
-------------	------------	----	----	-------------------	--------------------------	-----------	-----------------	----------------	---------------------------