

CHEN YUE/HUANG ANA
95120 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

30-2N-28-0151-0105-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structure

Roof Cover

Interior Wall

Interior Floor

Interior Floor

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

31

03

03

05

11

14

03

04

02

1.

00

HARDIE BRD 100

GABLE/HIP 100

COMP SHNGL 100

DRYWALL 100

CLAY TILE 50

CARPET 50

CENTRAL 100

AIR DUCTED 100

3 100

2 100

WOOD FRAME 100

1. 1. 100

0 100

NONE 100

0100

01

2,221

117.8205

117.82

261,678

2020

2020

0

0

1.50

98.50

1 SINGLE FAM - 100% - 2021

Heated Area: 1909

HX Base Yr 2021

16

24

14

FOP
2020

14

16

43

BAS
2020

7

21

20

FGR
2020

21

6

FOP
2020

8

TOTALS

2,601

2,221

257,753

EXTRA FEATURES

95120 SNAPDRAGON DR, FERNANDINA BEACH

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

14

3

42.00 SF

6.50

6.50

100

2020

2020

3

98

268

2

0811

CONCRETE B

0 100

0

0

640.00 SF

5.20

5.20

100

2020

2020

3

98

3,261

LAND DESCRIPTION

TOTAL OB/XF

3,529

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

000134

C

RES POND

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

01/26/2021

BY

KW

Total Acres: 0.00

Total Land Value: 85,000

Market: 0

Agricultural: 0

Common: 85,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

0100

01

2,221

117.8205

117.82

261,678

2020

2020

0

0

1.50

98.50

1 SINGLE FAM - 100% - 2021

Heated Area: 1909

HX Base Yr 2021

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

257,7533,52985,000346,282100,625245,65750,722194,935346,2820324,676

PERMIT NUMDESCRIPTIONAMTISSUED

C1907772C0 ISSUED001/14/2020

B1907772NEW CONSTR261,35709/01/2019

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / RSNCDSALE PRICE

2335/00501/22/2020WDQI01254,600

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:CHEN YUE & ANA HUAN

2310/002410/04/2019WDUV307,500

GRANTOR:DFH AMELIA LLC

GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 FOP=[YR=2020] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2020] S6 E8 FGR=[YR=2020] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$.