

LOT 108
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

MURPHY DAVID C & AMY J
101 ALIDA RD
BRAINTREE, MA 02184

2025

30-2N-28-0151-0108-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	31	HARDIE BRD 100	0100	01	2,164	118.8495	118.85	257,191	2020	2020	0	0	0	1.50	98.50	STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024													Heated Area: 1884												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2024												
Interior Wall	05	DRYWALL 100																										
Interior Floo	11	CLAY TILE 50																										
Interior Floo	14	CARPET 50																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		4 100																										
Bathrooms		2 100																										
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	1,884	100	2020	1,884	220,554																							
FGR	400	55	2020	220	25,755																							
FOP	60	30	2020	18	2,107																							
FOP	140	30	2020	42	4,917																							
TOTALS			2,484		2,164	253,333																						
EXTRA FEATURES						95108 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	27	3	81.00	SF	6.50	6.50	100	2020	2020	3	98	516												
2	0811	CONCRETE B	0	100	0	0	792.00	SF	5.20	5.20	100	2020	2020	3	98	4,036												
3	0462	ST/AL FNC	0	100	150	0	600.00	SF	10.00	10.00	100	2020	2020	3	90	5,400												
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285												
LAND DESCRIPTION																												
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	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																												

Diagram showing building footprint and dimensions:

- Overall dimensions: 44' x 39'
- Internal dimensions: 14' x 26' (main body), 14' x 20' (lower right section)
- Labels: FOP 2020, BAS 2020, FGR 2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2801/1316	7/18/2025	WD	Q	I	01	440,000

GRANTOR: RUSSELL GARY N & CHRI

GRANTEE: MURPHY DAVID C & AM

2635/1815	5/01/2023	WD	Q	I	02	390,000
-----------	-----------	----	---	---	----	---------

GRANTOR: NEWMAN MATTHEW G & LI

GRANTEE: RUSSELL GARY N & CH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W26 FOP=[YR=2020] N10 W14 S10 E14\$ W14 S44
FOP=[YR=2020] S10 E6 N10 W6\$ E6 S16 E14 N1 FGR=[YR=2020]
E20 N20 W20 S20\$ N20 E20 N39\$.