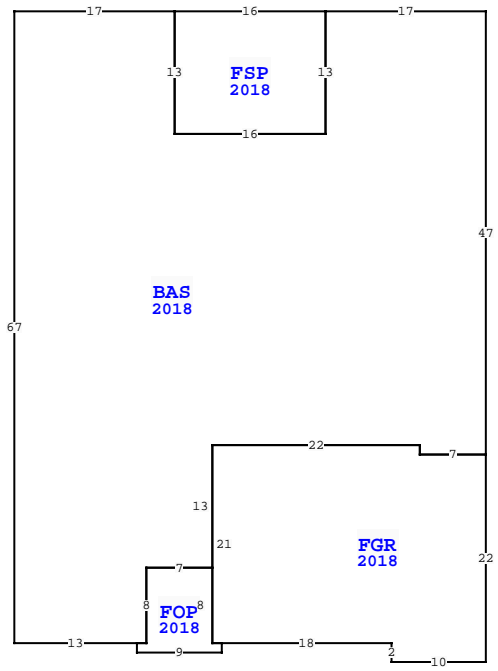




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMNT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	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	2,484	100	2018
FGR	622	55	2018
FOP	65	30	2018
FSP	208	40	2018
TOTALS	3,379		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,929	112.4193	112.42	329,278	2018	2018	0	0	2.55	97.45
1 SINGLE FAM - 100% - 2022 Heated Area: 2484 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			320,881
TOTAL MARKET OB/XF VALUE			13,145
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			419,026
SOH/AGL Deduction			36,279
ASSESSED VALUE			382,747
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			332,025
TOTAL JUST VALUE			419,026
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			394,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008205	CO ISSUED	0	08/10/2018
B1804389	NEW CONSTR	330,762	05/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2465/0378	5/21/2021	WD Q	Q	I	02	450,000
GRANTOR: CAMPBELL BRETT P & LE						
GRANTEE: CURTIN THOMAS FRANCIS						
2259/1094	3/04/2019	WD Q	Q	I	01	320,000
GRANTOR: BURSZEIN NESTOR H &						
GRANTEE: CAMPBELL BRETT P &						

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	0811	CONCRETE B	0	100	0	907.00	SF	5.20	5.20	100	2018	2018	3	97	4,575	
2	0476	VF 6 SBPL	0	100	0	108.00	LF	32.00	32.00	100	2018	2018	3	92	3,180	
3	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
4	0462	ST/AL FNC	0	100	144	4	SF	10.00	10.00	100	2018	2018	3	84	4,838	
5	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

BLD DATE		03/29/2023	NW	LGL DATE	04/23/2025	MLU
XF DATE						
INC DATE						

BUILDING NOTES	
95290 SNAPDRAGON DR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2018] W17 FSP=[YR=2018] W16 S13 E16 N13 S13 W16 N13 W17 S67 E13 FOP=[YR=2018] S1 E9 N1 FGR=[YR=2018] E18 S2 E10 N22 W7 N1 W22 S21 E1 S W1 N8 W7 S8 W1 S E1 N8 E7 N13 E22 S1 E7 N47 S.	

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							