

COLEMAN MORIAH
95220 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

30-2N-28-0151-0131-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

31 HARDIE BRD 100

Roof Structur

03 GABLE/HIP 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floo

14 CARPET 60

Interior Floo

11 CLAY TILE 40

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

6 100

Bathrooms

4 100

Frame

02 WOOD FRAME 100

Stories

2. 2. 100

Units

0 100

Occupancy

00 NONE 100

Quality

04 Quality Level 04

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4067.100

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,312

100

2019

2,312

256,530

FGR

609

55

2019

335

37,170

FOP

119

30

2019

36

3,994

FSP

248

40

2021

99

10,985

FUS

470

100

2019

470

52,149

STR

24

10

2019

2

221

TOTALS

3,782

3,254

361,050

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

0

971.00

SF

5.20

5.20

100

2019

2019

3

97

4,898

2

0462

ST/AL FNC

0 100

128

0

512.00

SF

10.00

10.00

100

2021

2021

3

93

4,762

3

0463

FENCE GATE

0 100

0

0

1.00

UT

300.00

300.00

100

2021

2021

3

96

288

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH 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

04/17/2019

BY

TW

Total Acres:

0.00

Total Land Value:

85,000

Market:

0

Agricultural:

0

Common:

85,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% CONDDOR CODE

0100

01

3,254

113.2152

113.22

368,418

2019

2019

0

0

2.00

98.00

0100

1

SINGLE FAM - 100%

- 2023

Heated Area: 2782

HX Base Yr 2023

BLD DATE

03/29/2023

NW

LGL DATE

04/23/2025

MLU

XF DATE

LAND DATE

INC DATE

AG DATE

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

361,050

TOTAL MARKET OB/XF VALUE

9,948

TOTAL LAND VALUE - MARKET

85,000

TOTAL MARKET VALUE

455,998

SOH/AGL Deduction

16,700

ASSESSED VALUE

439,298

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

388,576

TOTAL JUST VALUE

455,998

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

429,824

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2548/1065

3/18/2022

WD Q

I

01

530,000

GRANTOR: TURNER CHRISTOPHER LE

GRANTEE: COLEMAN MORIAH

2278/0393

5/13/2019

WD Q

I

02

346,900

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: TURNER CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 FSP=[YR=2021] N8 W16 S16 E15 N8 E1\$ W1 S8 W15 N16 W14 S45 FGR=[YR=2019] W10 S21 E10 S3 E19 N2 FOP=[YR=2019] E18 N4 W8 L3 U3 N3 W7 S10\$ N19 W19 N3\$ S3 E19 S9 E7 S3 D3 R3 E8 S1 E11 N56\$ PTR= E15 FUS=[YR=2019] E19 S26 W12 STR=[YR=2019] W3 N8 E3 S8\$ N8 W3 S8 W4 N26\$ W15\$.