LOT 147
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

DRUMMOND STEPHEN & GINGER SPARKS
95266 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0147-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

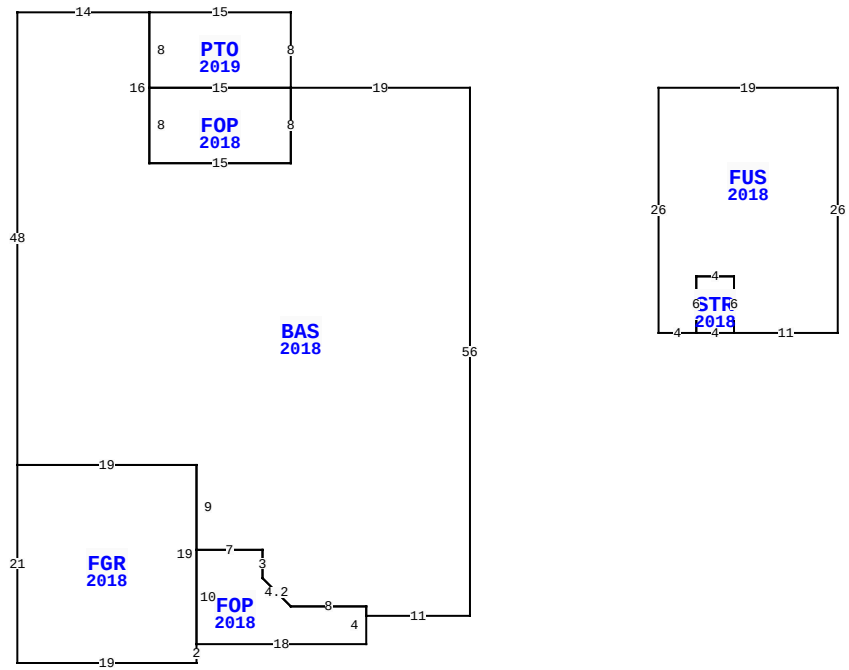
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,312	100	2,312	254,558
FGR	399	55	219	24,113
FOP	119	30	36	3,964
FOP	120	30	36	3,964
FUS	470	100	470	51,749
PTO	120	5	6	661
STR	24	10	2	221
TOTALS	3,564		3,081	339,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,081	117.6588	111.78	344,394	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2782 HX Base Yr 2024



95266 SNAPDRAGON DR, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		339,228
TOTAL MARKET OB/XF VALUE		5,042
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		419,270
SOH/AGL Deduction		0
ASSESSED VALUE		419,270
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		369,270
TOTAL JUST VALUE		419,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1906569	SCRN ENCLSR	7,900	08/01/2019
C1805657	CO ISSUED	0	01/08/2019
18005657	NEW CONSTR	354,380	06/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2664/714	8/30/2023	WD	Q	I	01	500,000
GRANTOR: MOLINARO STEFAN W & V						
GRANTEE: DRUMMOND STEPHEN &						
2266/0416	3/15/2019	WD	Q	I	01	305,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MOLINARO STEFAN W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W19 PTO=[YR=2019] N8 W15 S8 E15$ FOP=[YR=2018] W15 S8 E15N8$ S8 W15 N16 W14 S48 FGR=[YR=2018] S21 E19 N2 FOP=[YR=2018] E18N4 W8 U3 L3 N3 W7 S10$ N19 W19$ E19 S9 E7 S3 D3 R3 E8 S1E11 N56$ PTR= E20 FUS=[YR=2018] E19 S26 W11 STR=[YR=2018] W4 N6 E4 S6$ N6 W4 S6 W4 N26$ W20$.

EXTRA FEATURES

LN	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	635.00	SF	5.20	5.20	100	2019	2019	3	98	3,236	
2	0911	SCRN RM A	0	100	15	8	120.00	SF	17.50	17.50	100	2019	2019	3	86	1,806	

LAND DESCRIPTION

TOTAL OB/XF 5,042

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	SFR POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/25/2019 BY KWNW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS