

LOT 5
IN OR 2203/592
AMELIA CONCOURSE SUB PHASE 2

BURKS SHANITA R
95261 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		4 100
Bathrooms		2 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100	2018	2,232	254,890
FGR	399	55	2018	219	25,010
FOP	119	30	2018	36	4,111
FSP	270	40	2018	108	12,334
TOTALS	3,020			2,595	296,344

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	632.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

REVIEW DATE 05/07/2024 BY NWA

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,595	117.7344	117.73	305,509	2018	2018	0	0
1 SINGLE FAM - 100% - 2019 Heated Area: 2232 HX Base Yr									
95261 SNAPDRAGON DR, FERNANDINA BEACH									
BLD DATE 03/29/2023 NW LGL DATE 04/23/2025 MLU									

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					296,344				
TOTAL MARKET OB/XF VALUE					3,188				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					384,532				
SOH/AGL Deduction					15,219				
ASSESSED VALUE					369,313				
TOTAL EXEMPTION VALUE					13 369,313				
BASE TAXABLE VALUE					0				
TOTAL JUST VALUE					384,532				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					361,183				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C180726	CO ISSUED	0	06/07/2018
B1802150	SCRN FOP	630	05/01/2018
B180726	NEW CONSTR	287,314	01/23/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2203/0592	6/08/2018	WD	Q	I	01	259,000	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE: BURKS SHANITA R							
2183/1672	3/13/2018	WD	U	V	11	100	
GRANTOR: DFH AMELIA LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W14 FSP=[YR=2018] N10 W15 S18 E15 N8\$ S8 W15 N8 U3 L3 W7 D3 L3 W6 S56 E10 FOP=[YR=2018] S3 E19 FGR=[YR=2018] S2 E19 N21 W19 S19\$ N10 W7 S4 D2 L2 W9 S1W1\$ E1 N1 E9 U2 R2 N4 E7 N9 E19 N40\$.									

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