LOT 7
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

LEE JASON & JEANINE
95251 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0007-0000

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		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

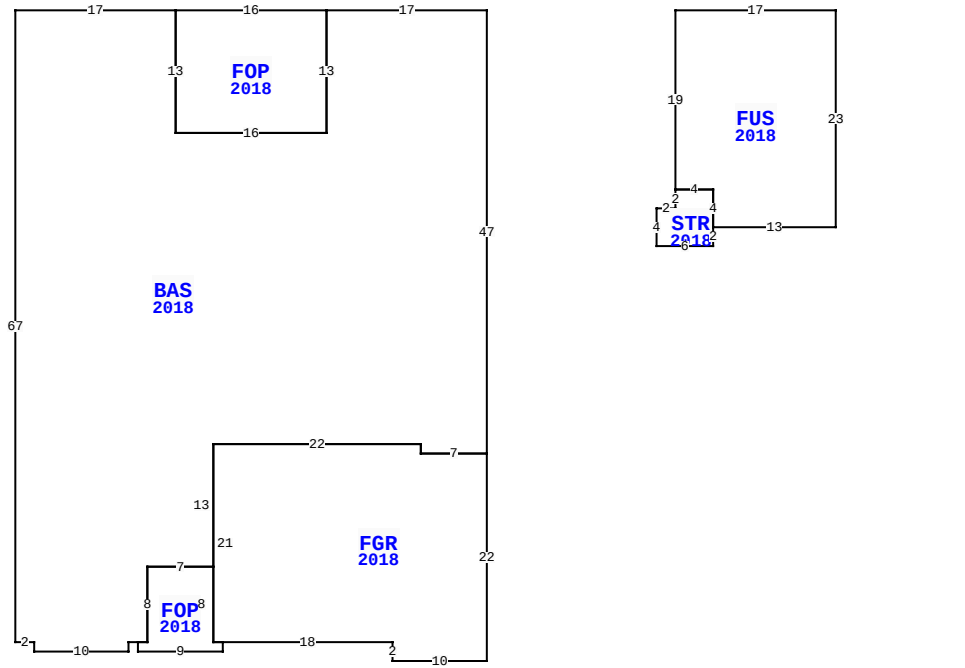
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,494	100	2018	2,494	281,415
FGR	622	55	2018	342	38,591
FOP	65	30	2018	20	2,257
FOP	208	30	2018	62	6,996
FUS	375	100	2018	375	42,314
STR	32	10	2018	3	338
TOTALS	3,796			3,296	371,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,296	115.7268	115.73	381,446	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2025 Heated Area: 2869 HX Base Yr 2025



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

95251 SNAPDRAGON DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		371,910
TOTAL MARKET OB/XF VALUE		6,889
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		463,799
SOH/AGL Deduction		0
ASSESSED VALUE		463,799
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		413,077
TOTAL JUST VALUE		463,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010787	CO ISSUED	0	10/25/2018
18003182	NEW CONSTR	375,892	05/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2755/519	12/10/2024	WD	Q	I	01	550,000
GRANTOR: MORRIS FAMILY TRUST						
GRANTEE: LEE JASON & JEANINE						
2585/1010	8/15/2022	WD	U	I	11	100
GRANTOR: MORRIS DOUGLAS J & ST						
GRANTEE: MORRIS FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 FOP=[YR=2018] W16 S13 E16 N13$ S13 W16 N13 W17 S67 E2 S1 E10 N1 E1 FOP=[YR=2018] S1 E9 N1 FGR=[YR=2018] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47$ PTR=E20 FUS=[YR=2018] E17 S23 W13 STR=[YR=2018] S2 W6 N4 E2 N2 E4 S4$ N4 W4 N19$ 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	0812	CONCRETE C	0	100	0	0	1,067.00	SF	4.00	4.00	100	2018	2018	3	97	4,140	
2	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00	32.00	100	2018	2018	3	92	2,473	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 6,889

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	000100	C	RES	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 01/15/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS