LOT 8
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

KEARNEY ALEXANDRA MARIE & MATTHEW LANCE
95249 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

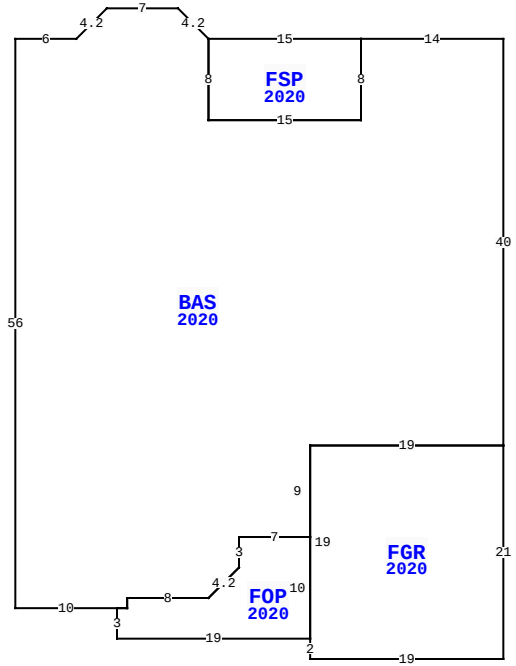
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 30
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,230	100	2020	2,230	244,871
FGR	399	55	2020	219	24,048
FOP	122	30	2020	37	4,063
FSP	120	40	2020	48	5,271
TOTALS	2,871			2,534	278,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,534	111.4848	111.48	282,490	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 2025 Heated Area: 2230 HX Base Yr



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

95249 SNAPDRAGON DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	278,253
TOTAL MARKET OB/XF VALUE	6,130
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	369,383
SOH/AGL Deduction	0
ASSESSED VALUE	369,383
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	369,383
TOTAL JUST VALUE	369,383
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1911073	CO ISSUED	0	02/05/2020
B1911073	NEW CONSTR	298,821	10/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2744/932	10/10/2024	WD	Q	I	01	525,000
GRANTOR: LANE ALEXANDER J & KE						
GRANTEE: KEARNEY ALEXANDRA M						
2495/0195	9/02/2021	WD	Q	I	01	435,000
GRANTOR: KNIGHT GUY ANDREW & C						
GRANTEE: LANE ALEXANDER J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FSP=[YR=2020] W15 S8 E15 N8$ S8 W15 N8 U3 L3 W7 D3 L3 W6 S56 E10 FOP=[YR=2020] S3 E19 FGR=[YR=2020] S2 E19 N21 W19 S19$ N10 W7 S3 D3 L3 W8 S1 W1 $ E1 N1 E8 U3 R3 N3 E7 N9 E19 N40$.

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	0810	CONCRETE A	0	0	7	3	21.00	SF	6.50	6.50	100	2020	2020	3	98	134	
2	0810	CONCRETE A	0	0	0	0	658.00	SF	6.50	6.50	100	2020	2020	3	98	4,191	
3	0476	VF 6 SBPL	0	0	0	0	50.00	LF	32.00	32.00	100	2020	2020	3	95	1,520	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 6,130

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	0		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 08/17/2020 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS