

LOT 9
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

VAN WYCK CLIFFORD M III/TADROS TAMARA
95245 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	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	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,513	100	2019	2,513	280,235
FGR	593	55	2019	326	36,354
FOP	56	30	2019	17	1,895
FOP	208	30	2019	62	6,914
FUS	368	100	2019	368	41,038
STR	21	10	2019	2	223
UOP	231	20	2022	46	5,129
TOTALS	3,990			3,334	371,788

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	7	3	21.00	SF	6.50
2	0811	CONCRETE B	0	0	0	0	980.00	SF	5.20
3	0476	VF 6 SBPL	0	0	0	0	156.00	LF	32.00
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00
5	0911	SCRN RM A	0	0	0	0	919.00	SF	17.50
6	0861	POOL GUNIT	0	0	0	0	439.00	SF	85.00
7	0855	CONC PAVER	0	0	0	0	480.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,334	113.7948	113.79	379,376	2019	2019	0	0	0	2.00	98.00	
1 SINGLE FAM - 0% - 0 Heated Area: 2881 HX Base Yr													
95245 SNAPDRAGON DR, FERNANDINA BEACH													
BLD DATE 03/29/2023 NW LGL DATE 04/23/2025 MLU													
XF DATE INC DATE													
AG DATE													

TOTAL OB/XF 65,207													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		371,788	
TOTAL MARKET OB/XF VALUE		65,207	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		521,995	
SOH/AGL Deduction		7,313	
ASSESSED VALUE		514,682	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		514,682	
TOTAL JUST VALUE		521,995	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		497,156	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014159	ADDITION	34,753	09/16/2022
B2107542	SWIM POOL	78,258	06/09/2021
C1904514	CO ISSUED	0	08/13/2019
B1904514	NEW CONSTR	388,991	05/02/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2300/0452	8/19/2019	WD	Q	I	01	341,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: VAN WYCK CLIFFORD M						
2277/1216	5/24/2019	WD	U	V	30	15,700
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2019] W17 UOP=[YR=2022] N7 W33 S7 E33\$ FOP=[YR=2019] W16 S13 E16 N13\$ S13 W16 N13 W17 S67 E14 FOP=[YR=2019] E7 FGR=[YR=2019] E19 S2 E10 N21 W7 N1 W22 S20\$ N8 W7 S8\$ N8 E7 N12 E22 S1 E7 N48\$ PTR= E15 FUS=[YR=2019] E17 S22 W14 STR=[YR=2019] S5 W3 N7 E3 S2\$ N2 W3 N20\$ W15\$.									