LOT 12
IN OR 2193/1477
AMELIA CONCOURSE SUB PHASE 2

GILDAY THOMAS & CYNTHIA
95235 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0012-0000

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 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

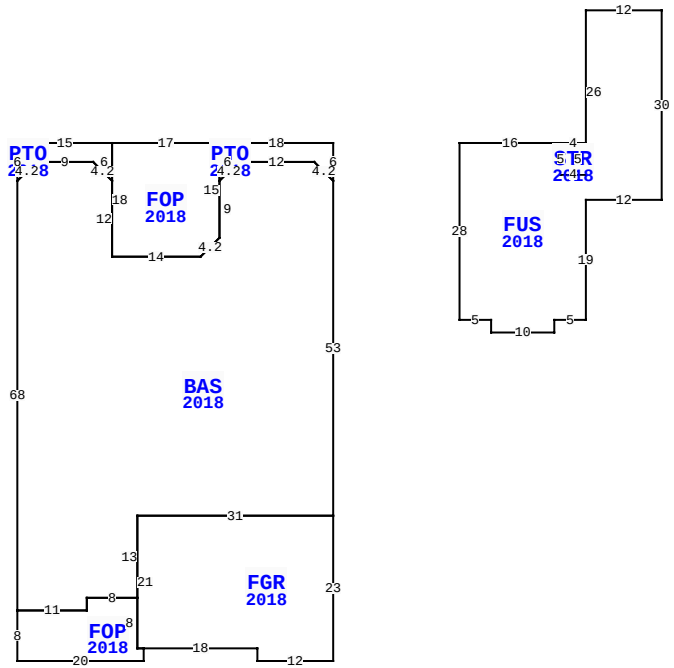
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,801	100	2018	2,801	309,365
FGR	675	55	2018	371	40,976
FOP	170	30	2018	51	5,633
FOP	302	30	2018	91	10,050
FUS	920	100	2018	920	101,613
PTO	54	5	2018	3	332
PTO	63	5	2018	3	332
STR	20	10	2018	2	221
TOTALS	5,005			4,242	468,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,242	113.2824	113.28	480,534	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 3721 HX Base Yr 2019



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

95235 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		468,521
TOTAL MARKET OB/XF VALUE		13,996
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		567,517
SOH/AGL Deduction		223,062
ASSESSED VALUE		344,455
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		293,733
TOTAL JUST VALUE		567,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		536,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004325	CO ISSUED	0	04/30/2018
B1708331	NEW CONSTR	461,018	09/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2193/1477	4/26/2018	WD	Q	I	01	459,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GILDAY THOMAS & CYN						
2156/0879	11/02/2017	WD	U	V	30	546,000
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] W18 FOP=[YR=2018] W17 PTO=[YR=2018] W15 S6 BAS=[YR=2018] S68 FOP=[YR=2018] S8 E20 N2 FGR=[YR=2018] E18 S2 E12 N23 W31 S21 E1$ W1 N8 W8 S2 W11$ E11 N2 E8 N13 E31 N53 U3 L3 W12 D3 L3 S9 D3 L3 W14 N12 U3 L3 W9 D3 L3 $ U3 R3 E9 D3 R3 N6$ S18 E14 U3 R3 N15$ S6 U3 R3 E12 D3 R3 N6$ PTR=E20 FUS=[YR=2018] E16 STR=[YR=2018] E4 S5 W4 N5$ S5 E4 N26 E12 S30 W12 S19 W5 S2 W10 N2 W5 N28$ 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	0855	CONC PAVER	0	100	0	0	949.00	SF	10.00	10.00	100	2018	2018	3	97	9,205	
2	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2018	2018	3	92	4,239	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 13,996

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 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS