

LOT 13
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

SCOTT JAMES JR & COURTNEY
95231 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0013-0000



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	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
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
BAS	2,484	100
FGR	622	55
FOP	65	30
FSP	208	40
FUS	383	100
STR	29	10
TOTALS	3,791	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,315	107.2260	107.23	355,467	2020	2020	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2021 Heated Area: 2867 HX Base Yr 2021											
BLD DATE	03/29/2023					NW	LGL DATE	04/23/2025			
XF DATE							LAND DATE	MLU			
INC DATE							AG DATE				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			350,135
TOTAL MARKET OB/XF VALUE			6,092
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			441,227
SOH/AGL Deduction			121,444
ASSESSED VALUE			319,783
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			269,061
TOTAL JUST VALUE			441,227
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			415,444
PERMIT NUM	DESCRIPTION	AMT	ISSUED
C204803	CO ISSUED	0	06/04/2020
B2000976	NEW CONSTR	387,788	02/01/2020
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD SALE PRICE
2370/0219	6/18/2020	WD Q	I 01 333,100
GRANTOR: DREAM FINDERS HOMES L			
GRANTEE: SCOTT JAMES JR & CO			
2340/1778	2/21/2020	WD U	V 30 22,300
GRANTOR: DFH AMELIA LLC			
GRANTEE: DREAM FINDERS HOMES			

TOTALS		3,791		3,315		350,135		95231 SNAPDRAGON DR, FERNANDINA BEACH					XF DATE INC DATE		LAND DATE AG DATE		04/23/2025		MLU	
EXTRA FEATURES																				
L N	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	100	7	3	21.00	SF	6.50	6.50	100	2020	2020	3	98	134				
2	0811	CONCRETE B	0	100	0	0	815.00	SF	5.20	5.20	100	2020	2020	3	98	4,153				
3	0476	VF 6 SBPL	0	100	0	0	50.00	LF	32.00	32.00	100	2020	2020	3	95	1,520				
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285				
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