

LOT 18
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

LENHOFF FAMILY LIVING TRUST/LENHOFF KURT THOMAS TR
95205 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0018-0000



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	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,909	100	2020	1,909	219,025
FGR	420	55	2020	231	26,503
FOP	48	30	2020	14	1,607
FSP	224	40	2020	90	10,326

TOTALS	2,601			2,244	257,460
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50
2	0810	CONCRETE A	0	100	0	0	658.00	SF	6.50
3	0476	VF 6 SBPL	0	100	0	0	110.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

REVIEW DATE	08/17/2020	BY	KW
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,244	116.4828	116.48	261,381	2020	2020	0	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2021 Heated Area: 1909 HX Base Yr 2021												
95205 SNAPDRAGON DR, FERNANDINA BEACH												
BLD DATE 03/29/2023 NW LGL DATE 04/23/2025 MLU												
XF DATE INC DATE												
AG DATE												

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	14	3	42.00	SF	6.50	6.50	100	2020	2020	3	98	268	
2	0810	CONCRETE A	0	100	0	0	658.00	SF	6.50	6.50	100	2020	2020	3	98	4,191	
3	0476	VF 6 SBPL	0	100	0	0	110.00	LF	32.00	32.00	100	2020	2020	3	95	3,344	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	

TOTAL OB/XF													8,088	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00			

Total Acres: 0.00	Total Land Value: 85,000	Market: 0	Agricultural: 0	Common: 85,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE										257,460									
TOTAL MARKET OB/XF VALUE										8,088									
TOTAL LAND VALUE - MARKET										85,000									
TOTAL MARKET VALUE										350,548									
SOH/AGL Deduction										101,651									
ASSESSED VALUE										248,897									
TOTAL EXEMPTION VALUE										50,722									
BASE TAXABLE VALUE										198,175									
TOTAL JUST VALUE										350,548									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										329,009									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C9012285	CO ISSUED	0	03/19/2020
19012285	NEW CONSTR	261,158	12/02/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2724/1033	5/21/2024	QC	U	I	11	100	
GRANTOR: LENHOFF KURT & MELISS							
GRANTEE: LENHOFF FAMILY LIVI							
2365/1480	5/29/2020	WD	Q	I	01	274,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: LENHOFF KURT & MELI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W24 FSP=[YR=2020] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2020] S6 E8 FGR=[YR=2020] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$.									