

LOT 20
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

BAKER GRANT DAVIDSON & DEBORAH CROWDER
95197 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0020-0000



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/LAMMT 100
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	1,916	100	2020	1,916	213,619
FGR	440	55	2020	242	26,981
FOP	54	30	2020	16	1,784
FOP	126	30	2020	38	4,236
PTO	128	5	2020	6	669
TOTALS	2,664			2,218	247,289

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50
2	0810	CONCRETE A	0	100	35	16	560.00	SF	6.50
3	0476	VF 6 SBPL	0	100	0	0	90.00	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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,218	113.1900	113.19	251,055	2020	2020	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2021 Heated Area: 1916 HX Base Yr 2021											
95197 SNAPDRAGON DR, FERNANDINA BEACH											

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

TOTAL OB/XF									
6,951									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		247,289	
TOTAL MARKET OB/XF VALUE		6,951	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		339,240	
SOH/AGL Deduction		98,843	
ASSESSED VALUE		240,397	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		189,675	
TOTAL JUST VALUE		339,240	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		318,141	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1913030	CO ISSUED	0	03/20/2020
19013030	NEW CONSTR	260,273	12/30/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2351/0920	3/30/2020	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: BAKER GRANT DAVIDSO					
2336/1017	1/31/2020	WD	U	V	30
GRANTOR: DFH AMELIA LLC					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS2020 =W12 PTO=[YR=2020] N8 W16 S8 E16\$ FOP=[YR=2020] W16 S8 E14 U2 R2 N6\$ S6 D2 L2 W14 N16 W16 S63 E15 N8 FOP=[YR=2020] E9 FGR=[YR=2020] S11 E20 N22 W20 S11\$ N6 W9 S6\$ N6 E9 N5 E20 N36\$.									