

LOT 26
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

SMITH DANIEL RAY & MELISSA
95175 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	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	2,200	100	2020	2,200	234,508
FGR	399	55	2020	219	23,345
FOP	120	30	2020	36	3,838
FOP	122	30	2020	37	3,944
FUS	479	100	2020	479	51,059
PTO	120	5	2020	6	640
STR	24	10	2020	2	214
TOTALS	3,464			2,979	317,545

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	8	3		24.00	SF 6.50	100	2020
2	0810	CONCRETE A	0	100	35	16		560.00	SF 6.50	100	2020

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,979	108.7674	108.77	324,026	2020	2020	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2021						Heated Area: 2679			HX Base Yr 2021		

BLD DATE	03/29/2023	NW	LGL DATE	04/23/2025
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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	8	3		24.00	SF 6.50	100	2020	2020	3	98	153	
2	0810	CONCRETE A	0	100	35	16		560.00	SF 6.50	100	2020	2020	3	98	3,567	

LAND DESCRIPTION										TOTAL OB/XF										3,720	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
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					
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NASSAU COUNTY PROPERTY												PAGE 1 of 1		4
VALUATION SUMMARY												STANDARD		
VALUATION BY												Tax Group: 4 Tax Dist:		
BUILDING MARKET VALUE												317,545		
TOTAL MARKET OB/XF VALUE												3,720		
TOTAL LAND VALUE - MARKET												85,000		
TOTAL MARKET VALUE												406,265		
SOH/AGL Deduction												113,493		
ASSESSED VALUE												292,772		
TOTAL EXEMPTION VALUE												50,722		
BASE TAXABLE VALUE												242,050		
TOTAL JUST VALUE												406,265		
NCON VALUE												0		
INCOME VALUE														
PREVIOUS YEAR MKT VALUE												381,961		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C205783	CO ISSUED	0	07/06/2020
B2002367	NEW CONSTR	353,268	03/17/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2379/1835	7/23/2020	WD	Q	I	01	319,200	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: SMITH DANIEL RAY &							
2336/1017	1/31/2020	WD	U	V	30	37,100	
GRANTOR: DFH AMELIA LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2020] W19 PTO=[YR=2020] N8 W15 S8 E15\$											
FOP=[YR=2020] W15 S8 E15 N8 \$ S8 W15 N8 W14 S40											
FGR=[YR=2020] S21 E19 N2 FOP=[YR=2020] E19 N3 W1 N1 W8 U3											
L3 N3 W7 S10\$ N19 W19\$ E19 S9 E7 S3 R3 D3 E8 S1 E11 N56\$											
PTR= E15 FUS=[YR=2020] E19 S26 W12 STR=[YR=2020] S3 W3 N8											
E3 S5\$ N5 W3 S5 W4 N26\$ W15\$.											