LOT 30
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

HOPKINS ROBERT M JR & JENNIFER C
95159 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

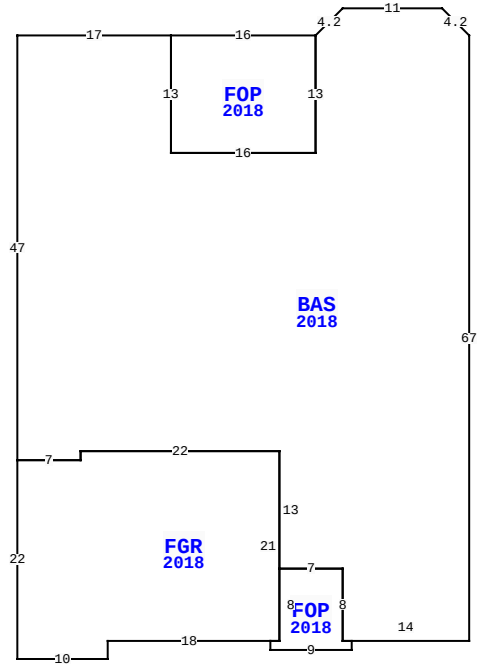
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,526	100	2018	2,526	289,114
FGR	622	55	2018	342	39,144
FOP	65	30	2018	20	2,289
FOP	208	30	2018	62	7,096
TOTALS	3,421			2,950	337,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,950	117.4530	117.45	346,478	2018	2018	0	0	0	2.55	97.45

1 SINGLE FAM – 0% - 2025 Heated Area: 2526 HX Base Yr



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

95159 SNAPDRAGON DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	337,643
TOTAL MARKET OB/XF VALUE	37,778
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	460,421
SOH/AGL Deduction	0
ASSESSED VALUE	460,421
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	460,421
TOTAL JUST VALUE	460,421
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	432,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805653	SWIM POOL	34,544	06/05/2018
18004534	CO ISSUED	0	05/04/2018
B1711133	NEW CONSTR	354,181	12/14/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2756/1876	12/13/2024	WD	Q	I	02	595,000
GRANTOR: SHOEMAKER JON D & JAM						
GRANTEE: HOPKINS ROBERT M JR						
2755/684	11/03/2021	WD	U	I	11	100
GRANTOR: D'EREDITA THOMAS & JU						
GRANTEE: SHOEMAKER JON D & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W11 D3 L3 FOP=[YR=2018] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2018] S22 E10 N2 E18 FOP=[YR=2018] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E14 N67$.

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	0811	CONCRETE B	0	0	0	0	978.00	SF	5.20	5.20	100	2018	2018	3	97	4,933	
2	0476	VF 6 SBPL	0	0	0	0	128.00	LF	32.00	32.00	100	2018	2018	3	92	3,768	
3	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	
4	0462	ST/AL FNC	0	0	80	4	320.00	SF	10.00	10.00	100	2018	2018	3	84	2,688	
5	0861	POOL GUNIT	0	0	20	10	200.00	SF	85.00	85.00	100	2018	2018	3	84	14,280	
6	0855	CONC PAVER	0	0	0	0	378.00	SF	10.00	10.00	100	2018	2018	3	97	3,667	
7	0911	SCRN RM A	0	0	34	17	578.00	SF	17.50	17.50	100	2018	2018	3	78	7,890	

LAND DESCRIPTION

TOTAL OB/XF 37,778

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	0		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 01/16/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS