

LOT 32
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

EXON ROBERT E & PAMELA
95151 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,973	100
FGR	460	55
FOP	54	30
FOP	124	30
FUS	467	100
PTO	144	5
STR	37	10
TOTALS	3,259	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,757	118.4400	118.44	326,539	2019	2019	0	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2020 Heated Area: 2440 HX Base Yr 2020												
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			318,376
TOTAL MARKET OB/XF VALUE			7,950
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			411,326
SOH/AGL Deduction			192,749
ASSESSED VALUE			218,577
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			167,855
TOTAL JUST VALUE			411,326
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			387,091
PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909774	CO ISSUED	0	12/19/2019
B1909774	NEW CONSTR	325,776	09/17/2019
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / I RSN CD SALE PRICE
2327/0794	12/19/2019	WD Q	I 02 302,100
GRANTOR: DREAM FINDERS HOMES L			
GRANTEE: EXON ROBERT E & PAM			
2299/1116	8/20/2019	WD U	V 30 37,100
GRANTOR: DFH AMELIA LLC			
GRANTEE: DREAM FINDERS HOMES			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2019] U3 L3 W11 D3 L3 PTO=[YR=2019] N1 W16 S9			
FOP=[YR=2019] S5 D3 R3 E13 N8 W16\$ E16 N8\$ S16 W13 U3 L3			
N5 U3 L3 W5 D3 L3 S35 FGR=[YR=2019] S23 E20 N11			
FOP=[YR=2019] E9 N6 W9 S6\$ N12 W20\$ E20 S6 E9 S14 E15 N63\$			
PTR= E15 FUS=[YR=2019] E14 S32 STR=[YR=2019] S4 W7 N7 E3 S3			
E4\$ W4 N3 W3 S7 W7 N36\$ W15\$.			

EXTRA FEATURES										95151 SNAPDRAGON DR, FERNANDINA BEACH				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	19	3	57.00	SF	6.50	6.50	100	2019	2019	3	97	359			
2	0811	CONCRETE B	0	100	0	0	656.00	SF	5.20	5.20	100	2019	2019	3	97	3,309			
3	0476	VF 6 SBPL	0	100	130	0	130.00	LF	32.00	32.00	100	2021	2021	3	96	3,994			
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288			
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