LOT 34
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

FORREST KEVIN DANIEL & SUNNY KAY
95143 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

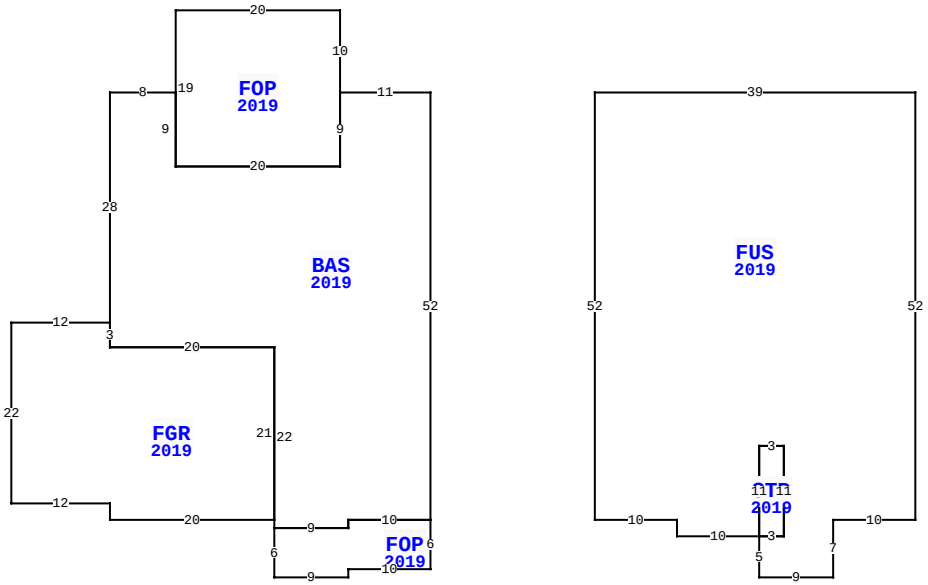
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,437	100	2019	1,437	148,397
FGR	684	55	2019	376	38,829
FOP	114	30	2019	34	3,512
FOP	380	30	2019	114	11,773
FUS	2,078	100	2019	2,078	214,593
STR	33	10	2019	3	310
TOTALS	4,726			4,042	417,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,042	105.4284	105.43	426,148	2019	2019	0	0	0	2.05	97.95

1 SINGLE FAM – 100% - 2024 Heated Area: 3515 HX Base Yr 2024



95143 SNAPDRAGON DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		417,412
TOTAL MARKET OB/XF VALUE		4,761
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		507,173
SOH/AGL Deduction		14,918
ASSESSED VALUE		492,255
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		441,533
TOTAL JUST VALUE		507,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1808462	CO ISSUED	0	01/07/2019
B1808462	NEW CONSTR	465,448	08/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/196	8/18/2023	WD	Q	I	01	595,000
GRANTOR: SWAYNE MELINDA DOROTH						
GRANTEE: FORREST KEVIN DANIE						
2287/1235	6/24/2019	WD	Q	I	02	376,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SWAYNE MELINDA DORO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W11 FOP=[YR=2019] N10 W20 S19 E20 N9$ S9 W20 N9 W8 S28 FGR=[YR=2019] W12 S22 E12 S2 E20 N21 W20 N3$ S3 E20 S22 FOP=[YR=2019] S6 E9 N1 E10 N6 W10 S1 W9$ E9 N1 E10 N52$ PTR=E20 FUS=[YR=2019] E39 S52 W10 S7 W9 N5 STR=[YR=2019] N11 E3 S11 W3$ E3 N11 W3 S11 W10 N2 W10 N52$ W20$.

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	0812	CONCRETE C	0	100	0	0	1,227.00	SF	4.00	4.00	100	2019	2019	3	97	4,761	

LAND DESCRIPTION

TOTAL OB/XF 4,761

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	100		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 04/17/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS