LOT 36
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

ALBRITTON KORTNEYE &/GILL NICHOLAS
95135 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0036-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

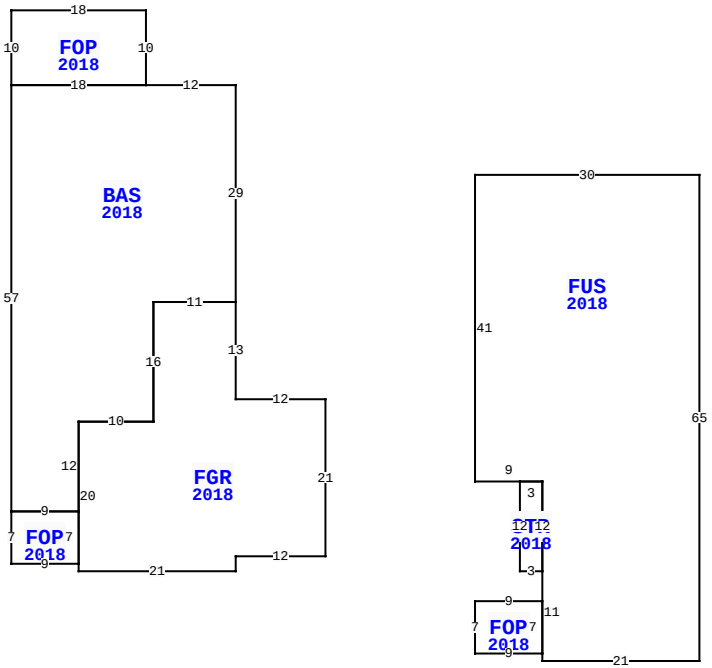
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,282	100	2018	1,282	138,677
FGR	848	55	2018	466	50,408
FOP	63	30	2018	19	2,055
FOP	63	30	2018	19	2,055
FOP	180	30	2018	54	5,842
FUS	1,734	100	2018	1,734	187,571
STR	36	10	2018	4	433
TOTALS	4,206			3,578	387,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,578	110.3760	110.38	394,940	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 3016 HX Base Yr 2021



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

95135 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		387,041
TOTAL MARKET OB/XF VALUE		4,206
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		476,247
SOH/AGL Deduction		141,631
ASSESSED VALUE		334,616
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		283,894
TOTAL JUST VALUE		476,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1808352	CO ISSUED	0	01/31/2019
B1808352	NEW CONSTR	402,278	08/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2424/0998	12/31/2020	WD	Q	I	01	379,000
GRANTOR: WILKINS SETH A & AMY						
GRANTEE: ALBRITTON KORTNEYE						
2311/1161	9/26/2019	WD	Q	I	01	338,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WILKINS SETH A & AM						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W12 N13 BAS=[YR=2018] N29 W12 FOP=[YR=2018] N10 W18 S10 E18$ W18 S57 FOP=[YR=2018] S7 E9 N7 W9$ E9 N12 E10 N16 E11$ W11 S16 W10 S20 E21 N2 E12 N21$ PTR= E20 N30 FUS=[YR=2018] E30 S65 W21 N1 FOP=[YR=2018] W9 N7 E9 S7$ N11 STR=[YR=2018] W3 N12 E3 S12$ N12 W9 N41$ S30 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	1,084.00	SF	4.00	4.00	100	2018	2018	3	97	4,206	

LAND DESCRIPTION

TOTAL OB/XF 4,206

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