LOT 39
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

QUINTERO ALEJANDRO & JANET L
95123 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0039-0000

BUILDING CHARACTERISTICS

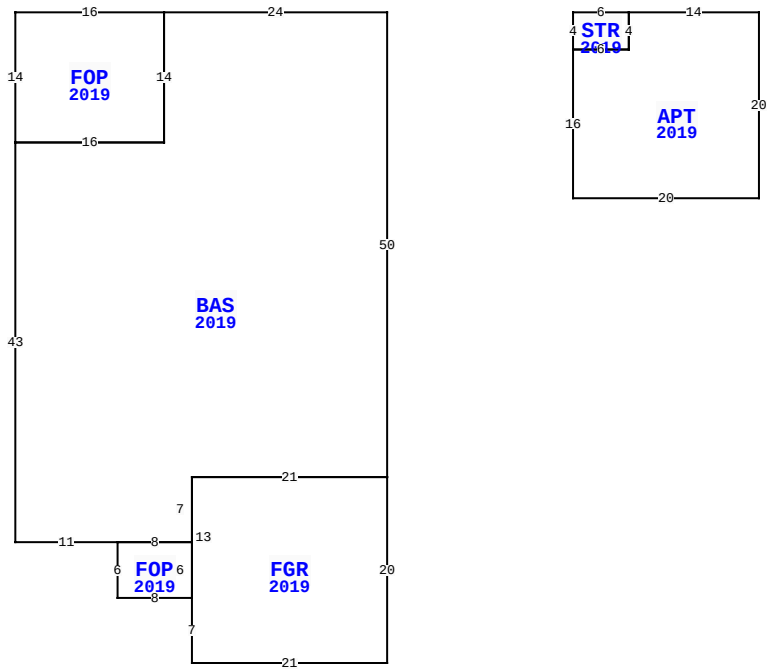
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	376	100	2019	376	44,714
BAS	1,909	100	2019	1,909	227,020
FGR	420	55	2019	231	27,471
FOP	48	30	2019	14	1,665
FOP	224	30	2019	67	7,968
STR	24	10	2019	2	238
TOTALS	3,001			2,599	309,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,599	121.9680	121.97	317,000	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2025 Heated Area: 2285 HX Base Yr



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

95123 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		309,075
TOTAL MARKET OB/XF VALUE		3,588
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		397,663
SOH/AGL Deduction		0
ASSESSED VALUE		397,663
TOTAL EXEMPTION VALUE	13	397,663
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		397,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906471	CO ISSUED	0	01/03/2020
B1906471	NEW CONSTR	308,897	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2584/1319	8/01/2022	WD	Q	I	01	482,500
GRANTOR: COOK MICHAEL E						
GRANTEE: QUINTERO ALEJANDRO						
2334/1031	1/15/2020	WD	Q	I	01	305,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: COOK MICHAEL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 FOP=[YR=2019] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2019] S6 E8 FGR=[YR=2019] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N50$ PTR= E20 STR=[YR=2019] E6 APT=[YR=2019] E14 S20 W20 N16 E6 N4 $ S4 W6 N4$ 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	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	2019	2019	3	97	284	
2	0811	CONCRETE B	0	100	0	0	655.00	SF	5.20	5.20	100	2019	2019	3	97	3,304	

LAND DESCRIPTION

TOTAL OB/XF 3,588

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 01/13/2020 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS