LOT 41
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

TAYLOR BRYAN D & DEBRA B
95115 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0041-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

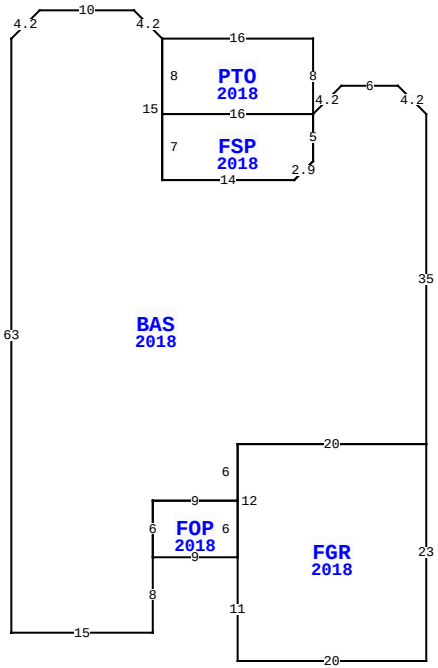
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,978	100	2018	1,978	244,096
FGR	460	55	2018	253	31,221
FOP	54	30	2018	16	1,974
FSP	110	40	2018	44	5,430
PTO	128	5	2018	6	740
TOTALS	2,730			2,297	283,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,297	126.5670	126.57	290,731	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1978 HX Base Yr



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

95115 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,463
TOTAL MARKET OB/XF VALUE		9,049
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		377,512
SOH/AGL Deduction		14,282
ASSESSED VALUE		363,230
TOTAL EXEMPTION VALUE	13	363,230
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		377,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1805662	CO ISSUED	0	09/13/2018
18005662	NEW CONSTR	259,088	06/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2258/1622	2/28/2019	WD	Q	I	02	262,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TAYLOR BRYAN D & DE						
2203/1448	6/13/2018	WD	U	V	30	72,100
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W6 D3 L3 PTO=[YR=2018] N8 W16 S8 FSP=[YR=2018] S7 E14 U2 R2 N5 W16$ E16$ S5 D2 L2 W14 N15 U3 L3 W10 D3 L3 S63 E15 N8 FOP=[YR=2018] E9 FGR=[YR=2018] S11 E20 N23 W20 S12$ N6 W9 S6$ N6 E9 N6 E20 N35$.

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	100	0	0	665.00	SF	5.20	5.20	100	2018	2018	3	97	3,354	
2	0476	VF 6 SBPL	0	100	176	0	176.00	LF	32.00	32.00	100	2021	2021	3	96	5,407	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 9,049

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 01/17/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS