

LOT 60
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

GREGORY ALVONIA II & DEANDREA T
95330 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0060-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																									
Exterior Wall	31	HARDIE BRD 100	0100	01	3,234	105.2940	105.29	340,508	2020	2020	0	0	1.50	98.50	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021													Heated Area: 2756																								
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021																								
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY																							
Interior Floo	13	LVT/LAMMT 50															Tax Group: 4												Tax Dist:											
Interior Floo	14	CARPET 50															BUILDING MARKET VALUE												335,400											
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE												14,332											
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET												85,000											
Bedrooms		3 100															TOTAL MARKET VALUE												434,732											
Bathrooms		3 100															SOH/AGL Deduction												122,766											
Frame	02	WOOD FRAME 100															ASSESSED VALUE												311,966											
Stories	1.	1. 100															TOTAL EXEMPTION VALUE												HX HB VX 55,722											
Units	0	0 100															BASE TAXABLE VALUE												256,244											
Occupancy	00	NONE 100	TOTAL JUST VALUE												434,732																									
			NCON VALUE												0																									
			INCOME VALUE																																					
			PREVIOUS YEAR MKT VALUE												409,707																									
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	2,756	100	2020	2,756	285,826																																			
FGR	675	55	2020	371	38,477																																			
FOP	90	30	2020	27	2,800																																			
FSP	200	40	2020	80	8,297																																			
TOTALS			3,721		3,234	335,400																																		
EXTRA FEATURES						95330 SNAPDRAGON DR, FERNANDINA BEACH																																		
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	5	3	15.00	SF	6.50	6.50	100	2020	2020	3	98	96																								
2	0812	CONCRETE C	0	100	0	0	1,279.00	SF	4.00	4.00	100	2020	2020	3	98	5,014																								
3	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2020	2020	3	95	5,472																								
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285																								
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465																								
LAND DESCRIPTION																		TOTAL OB/XF 14,332																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 01/26/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																																								