LOT 61
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

LAMBERT PAULA/TEBBUTT GREGORY
95334 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0061-0000

BUILDING CHARACTERISTICS

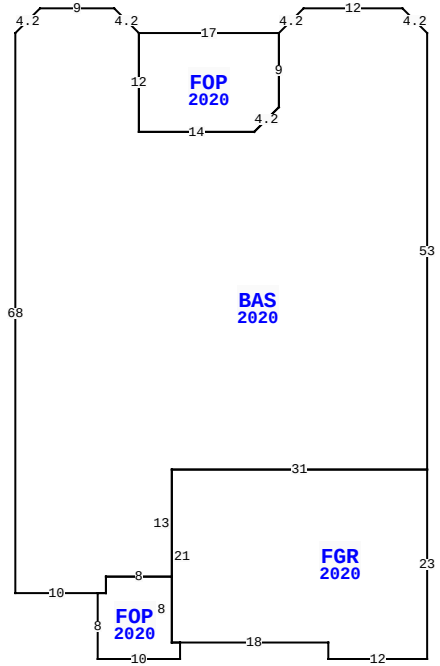
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,801	100	2020	2,801	290,090
FGR	675	55	2020	371	38,423
FOP	90	30	2020	27	2,796
FOP	200	30	2020	60	6,214
TOTALS	3,766			3,259	337,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,259	105.6804	105.68	344,411	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2801 HX Base Yr 2021



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

95334 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		337,523
TOTAL MARKET OB/XF VALUE		57,604
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		480,127
SOH/AGL Deduction		198,872
ASSESSED VALUE		281,255
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		230,533
TOTAL JUST VALUE		480,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004262	SCRN ENCLSR	11,700	05/19/2020
B2002438	SWIM POOL	58,966	03/19/2020
C1910849	CO ISSUED	0	02/18/2020
B1910849	NEW CONSTR	381,863	10/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2341/1849	2/24/2020	WD	Q	I	01	357,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LAMBERT PAULA & GRE						
2304/0681	9/13/2019	WD	U	I	30	7,500
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] U3 L3 W12 D3 L3 FOP=[YR=2020] W17 S12 E14 U3 R3 N9$ S9 D3 L3 W14 N12 U3 L3 W9 D3 L3 S68 E10 FOP=[YR=2020] S8 E10 N2 FGR=[YR=2020] E18 S2 E12 N23 W31 S21 E1$ W1 N8 W8 S2 W1$ E1 N2 E8 N13 E31 N53$.

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	7	3	21.00	SF	6.50	6.50	100	2021	2021	3	99	135	
2	0811	CONCRETE B	0	100	0	0	939.00	SF	5.20	5.20	100	2020	2020	3	98	4,785	
3	0476	VF 6 SBPL	0	100	0	0	110.00	LF	32.00	32.00	100	2020	2020	3	95	3,344	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570	
5	0861	POOL GUNIT	0	100	0	0	264.00	SF	85.00	85.00	100	2020	2020	3	90	20,196	
6	0857	SANDSTONE/	0	100	0	0	755.00	SF	16.00	16.00	100	2020	2020	3	99	11,959	
7	0911	SCRN RM A	0	100	0	0	1,104.00	SF	17.50	17.50	100	2020	2020	3	86	16,615	

LAND DESCRIPTION

TOTAL OB/XF 57,604

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 01/26/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS