LOT 63
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

CALLIPARE JOSHUA MICHAEL & JEVY GAMBENG
95344 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0063-0000

NASSAU COUNTY PROPERTY

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

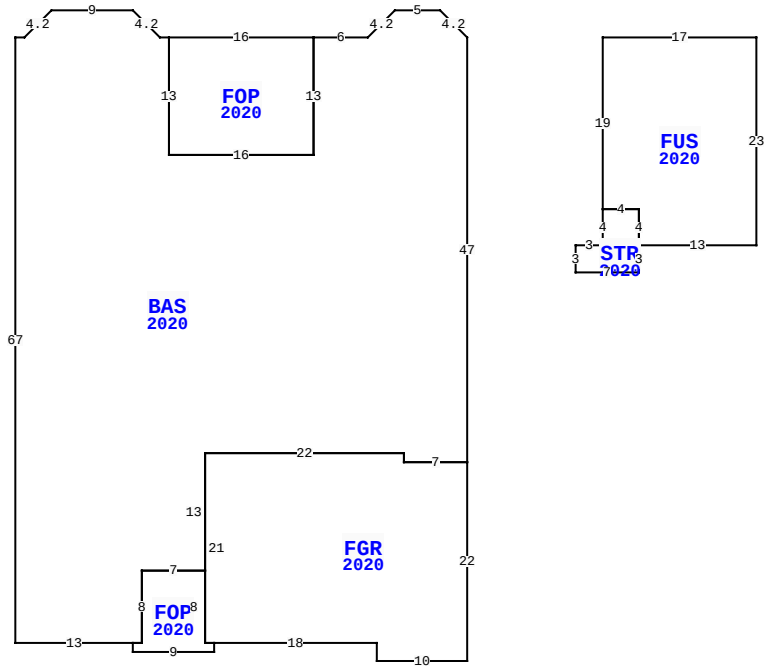
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,544	100	2020	2,544	286,844
FGR	622	55	2020	342	38,562
FOP	65	30	2020	20	2,255
FOP	208	30	2020	62	6,991
FUS	375	100	2020	375	42,282
STR	37	10	2020	4	451
TOTALS	3,851			3,347	377,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,347	114.4710	114.47	383,131	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2919 HX Base Yr



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

95344 SNAPDRAGON DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		377,384
TOTAL MARKET OB/XF VALUE		7,650
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		470,034
SOH/AGL Deduction		14,147
ASSESSED VALUE		455,887
TOTAL EXEMPTION VALUE	13	455,887
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		470,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1911996	CO ISSUED	0	03/13/2020
B1911996	NEW CONSTR	396,424	11/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2351/1640	3/26/2020	WD	Q	I	01	390,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CALLIPARE JOSHUA MI						
2335/0518	1/23/2020	WD	U	V	30	29,700
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] U3 L3 W5 D3 L3 W6 FOP=[YR=2020] W16 S13 E16 N13$ S13 W16 N13 W1 U3 L3 W9 D3 L3 W1 S67 E13 FOP=[YR=2020] S1 E9 N1 FGR=[YR=2020] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47$ PTR= E15 FUS=[YR=2020] E17 S23 W13 STR=[YR=2020] S3 W7 N3 E3 N4 E4 S4$ N4 W4 N19$ W15$.

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	2020	2020	3	98	134	
2	0811	CONCRETE B	0	100	0	0	795.00	SF	5.20	5.20	100	2020	2020	3	98	4,051	
3	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 7,650

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