LOT 64
IN OR 2238/115
AMELIA CONCOURSE SUB PHASE 2

BELLEFEUILLE JOHN D & GONDELINA I
95348 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0064-0000

BUILDING CHARACTERISTICS

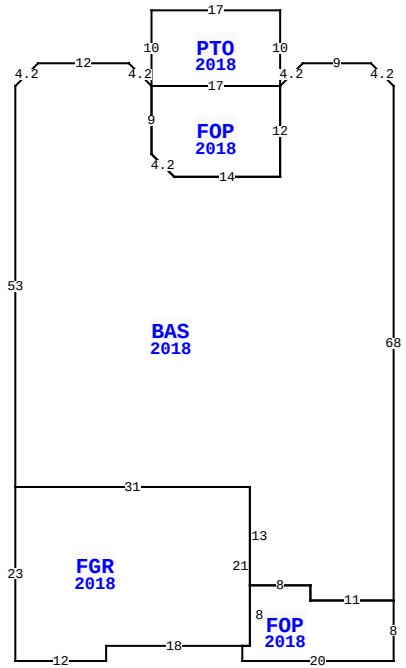
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	2,801	100	2018	2,801	316,412
FGR	675	55	2018	371	41,909
FOP	170	30	2018	51	5,761
FOP	200	30	2018	60	6,778
PTO	170	5	2018	8	903
TOTALS	4,016			3,291	371,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,291	115.9200	115.92	381,493	2018	2018	0	0	0	2.55	97.45

1 SINGLE FAM – 100% - 2019 Heated Area: 2801 HX Base Yr 2019



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

95348 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		371,765
TOTAL MARKET OB/XF VALUE		7,522
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		464,287
SOH/AGL Deduction		181,700
ASSESSED VALUE		282,587
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		231,865
TOTAL JUST VALUE		464,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011467	CO ISSUED	0	11/16/2018
18005663	NEW CONSTR	375,946	06/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2238/0115	11/15/2018	WD	Q	I	01	397,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BELLEFEUILLE JOHN D						
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 W9 D3 L3 PTO=[YR=2018] N10 W17 S10 FOP=[YR=2018] S9 D3 R3 E14 N12 W17$ E17$ S12 W14 U3 L3 N9 U3 L3 W12 D3 L3 S53 FGR=[YR=2018] S23 E12 N2 E18 FOP=[YR=2018] S2 E20 N8 W11 N2 W8 S8 W1$ E1 N21 W31$ E31 S13 E8 S2 E11 N68$.

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	819.00	SF	5.20	5.20	100	2018	2018	3	97	4,131	
2	0476	VF 6 SBPL	0	100	101	0	101.00	LF	32.00	32.00	100	2021	2021	3	96	3,103	
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 7,522

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