

LOT 65
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

DAVIS PATRICK L & CALLIE
95347 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0065-0000



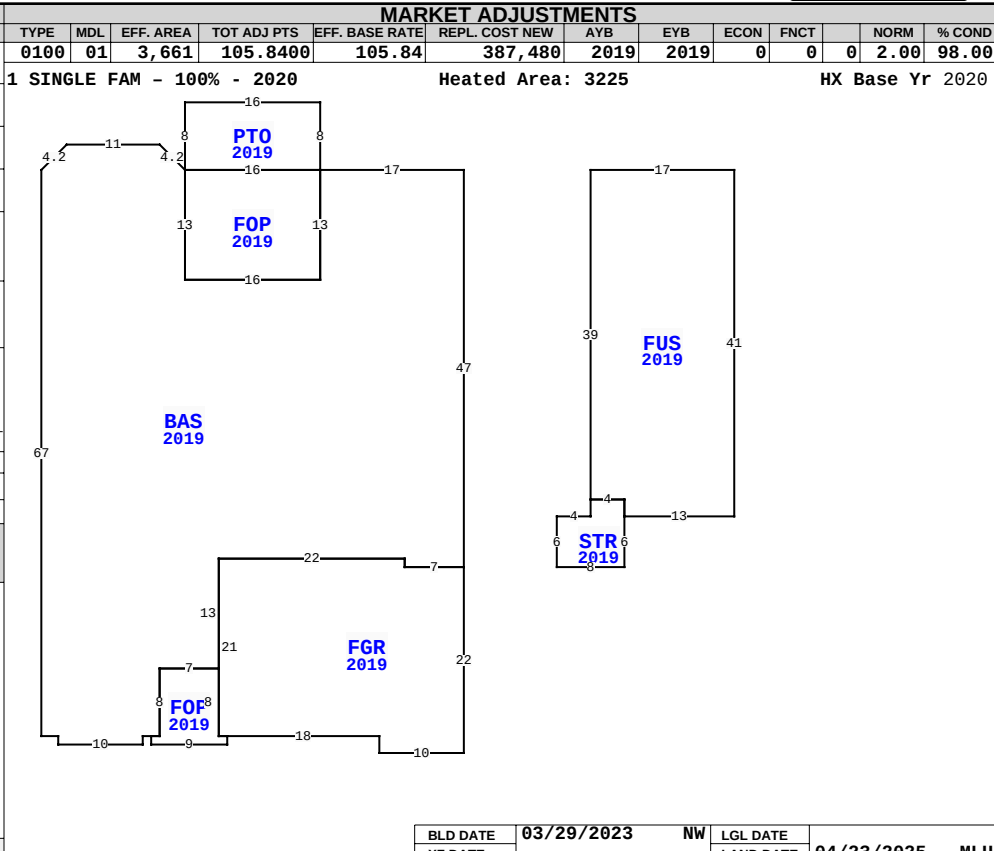
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
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	2,536	100	2019	2,536	263,042
FGR	622	55	2019	342	35,473
FOP	65	30	2019	20	2,075
FOP	208	30	2019	62	6,431
FUS	689	100	2019	689	71,466
PTO	128	5	2019	6	622
STR	56	10	2019	6	622
TOTALS	4,304			3,661	379,730

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	151
2	0811	CONCRETE B	0	100	0	0	828.00	SF	5.20	5.20	4,176
3	0476	VF 6 SBPL	0	100	207	0	207.00	LF	32.00	32.00	6,359
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	576

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	



95347 SNAPDRAGON DR, FERNANDINA BEACH	BLD DATE	03/29/2023	NW	LGL DATE	
	XF DATE			LAND DATE	04/23/2025
	INC DATE			AG DATE	MLU

TOTAL OB/XF											
11,262											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										379,730	
TOTAL MARKET OB/XF VALUE										11,262	
TOTAL LAND VALUE - MARKET										85,000	
TOTAL MARKET VALUE										475,992	
SOH/AGL Deduction										152,565	
ASSESSED VALUE										323,427	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										272,705	
TOTAL JUST VALUE										475,992	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										449,044	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905006	CO ISSUED	0	09/19/2019
B1905006	NEW CONSTR	431,091	05/14/2019

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2312/1604	9/30/2019	WD	Q	I	01	377,300			
GRANTOR:DREAM FINDERS HOMES L									
GRANTEE:DAVIS PATRICK L & C									
2286/1262	6/28/2019	WD	U	V	30	23,600			
GRANTOR:DFH AMELIA LLC									
GRANTEE:DREAM FINDERS HOMES									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2019] W17 PTO=[YR=2019] N8 W16 S8 E16\$ FOP=[YR=2019] W16 S13 E16 N13\$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E2 S1 E10 N1 E1 FOP=[YR=2019] S1 E9 N1 FGR=[YR=2019] 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=2019] E17 S41 W13 STR=[YR=2019] S6 W8 N6 E4 N2 E4 S2\$ N2 W4 N39\$ W15\$.											