LOT 68
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

CARONE FRIEDA H & JOHN JOSEPH L/E/
95333 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0068-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

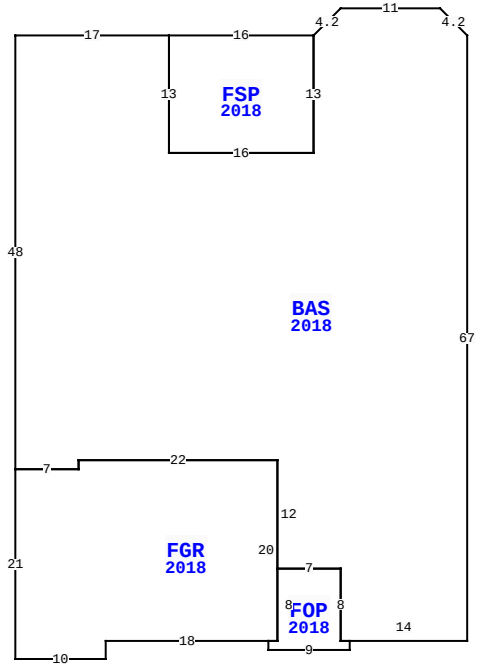
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,555	100	2018	2,555	297,363
FGR	593	55	2018	326	37,941
FOP	65	30	2018	20	2,328
FSP	208	40	2018	83	9,660
TOTALS	3,421			2,984	347,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,984	119.4270	119.43	356,379	2018	2018	0	0	0	2.55	97.45

1 SINGLE FAM – 100% - 2019 Heated Area: 2555 HX Base Yr 2019



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

95333 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		347,291
TOTAL MARKET OB/XF VALUE		12,213
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		444,504
SOH/AGL Deduction		141,711
ASSESSED VALUE		302,793
TOTAL EXEMPTION VALUE	VX HX HB VP	253,379
BASE TAXABLE VALUE		49,414
TOTAL JUST VALUE		444,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1805308	CO ISSUED	0	09/24/2018
B1805308	NEW CONSTR	332,559	05/25/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2299/1356	8/08/2019	QC	U	I	11	100
GRANTOR: CARONE FRIEDA HOFFMAN						
GRANTEE: CARONE KELLY JEANNA						
2227/1856	9/28/2018	WD	Q	I	01	327,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CARONE FRIEDA HOFFM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W11 D3 L3 FSP=[YR=2018] W16 S13 E16 N13$ S13 W16 N13 W17 S48 FGR=[YR=2018] S21 E10 N2 E18 FOP=[YR=2018] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N20 W22 S1 W7$ E7 N1 E22 S12 E7 S8 E14 N67$.

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	937.00	SF	5.20	5.20	100	2018	2018	3	97	4,726	
2	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00	32.00	100	2018	2018	3	92	3,709	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
4	0462	ST/AL FNC	0	100	96	4	384.00	SF	10.00	10.00	100	2018	2018	3	84	3,226	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 12,213

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