LOT 69
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

FKH SFR PROPCO J LP
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

2025

30-2N-28-0151-0069-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

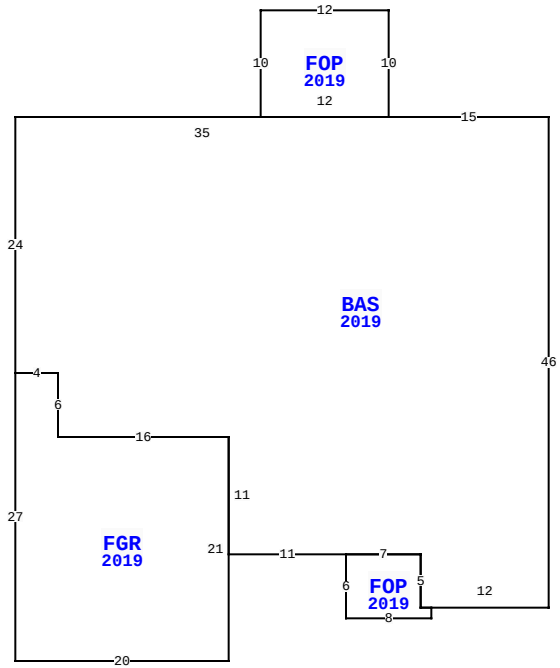
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	2019	1,866	219,790
FGR	444	55	2019	244	28,739
FOP	43	30	2019	13	1,531
FOP	120	30	2019	36	4,240
TOTALS	2,473			2,159	254,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,159	120.1872	120.19	259,490	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1866 HX Base Yr



95331 SNAPDRAGON DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	254,300
TOTAL MARKET OB/XF VALUE	3,947
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	343,247
SOH/AGL Deduction	0
ASSESSED VALUE	343,247
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	343,247
TOTAL JUST VALUE	343,247
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904131	CO ISSUED	0	08/12/2019
B1904131	NEW CONSTR	254,216	04/24/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/1085	8/01/2022	WD	U	I	11	100
GRANTOR: MELVIN JASMINE P						
GRANTEE: FKH SFR PROPCO J LP						
2544/1997	3/07/2022	WD	Q	I	01	406,500
GRANTOR: MELVIN JASMINE P						
GRANTEE: FKH SFR PROPCO J LP						

BUILDING NOTES

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	0	0	0	66.00	SF	6.50	6.50	100	2019	2019	3	97	416	
2	0811	CONCRETE B	0	0	0	0	700.00	SF	5.20	5.20	100	2019	2019	3	97	3,531	

BUILDING DIMENSIONS

BAS=[YR=2019] W15 FOP=[YR=2019] N10 W12 S10 E12$ W35 S24
FGR=[YR=2019] S27 E20 N21 W16 N6 W4$ E4 S6 E16 S11 E11
FOP=[YR=2019] S6 E8 N1 W1 N5 W7$ E7 S5 E12N46$.

LAND DESCRIPTION

TOTAL OB/XF 3,947

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	0		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 07/24/2019 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS