LOT 70
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

NASSAR ALBERT NICHOLAS & ELLEN M
95327 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

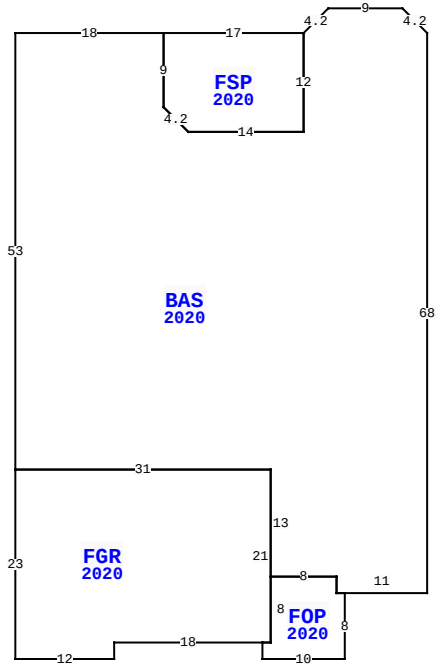
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,756	100	2020	2,756	286,369
FGR	675	55	2020	371	38,550
FOP	90	30	2020	27	2,805
FSP	200	40	2020	80	8,312
TOTALS	3,721			3,234	336,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,234	105.4872	105.49	341,155	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2756 HX Base Yr 2021



95327 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		336,038
TOTAL MARKET OB/XF VALUE		7,485
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		428,523
SOH/AGL Deduction		120,576
ASSESSED VALUE		307,947
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		257,225
TOTAL JUST VALUE		428,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1910653	CO ISSUED	0	01/31/2020
B1910653	NEW CONSTR	376,352	10/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2341/1111	2/21/2020	WD	Q	I	02	355,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: NASSAR ALBERT NICHO						
2313/0063	10/16/2019	WD	U	V	30	22,300
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

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	100	21	3	63.00	SF	6.50	6.50	100	2020	2020	3	98	401	
2	0812	CONCRETE C	0	100	0	0	1,302.00	SF	4.00	4.00	100	2020	2020	3	98	5,104	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	

BUILDING DIMENSIONS

BAS=[YR=2020] U3 L3 W9 D3 L3 FSP=[YR=2020] W17 S9 D3 R3 E14 N12$ S12 W14 U3 L3 N9 W18 S53 FGR=[YR=2020] S23 E12 N2 E18 FOP=[YR=2020] S2 E10 N8 W1 N2 W8 S8 W1$ E1 N21 W31$ E31 S13 E8 S2 E11 N68$.

LAND DESCRIPTION

TOTAL OB/XF 7,485

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