LOT 72
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

HOLMES PAULITA KATRELLE
95319 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0072-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

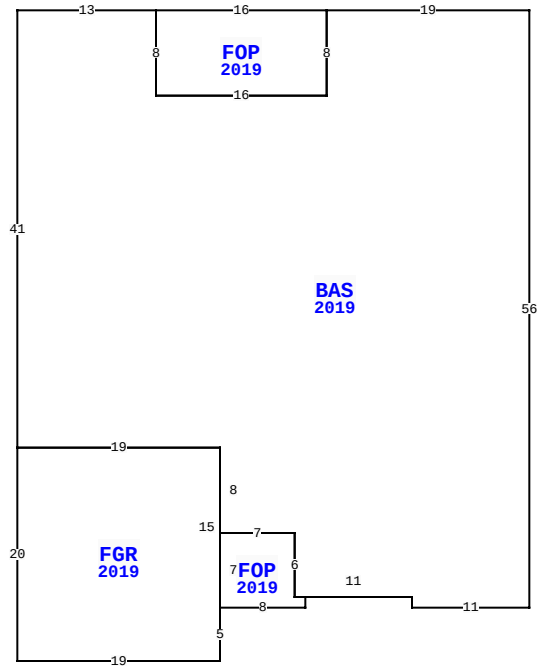
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2019	2,215	252,093
FGR	380	55	2019	209	23,787
FOP	50	30	2019	15	1,707
FOP	128	30	2019	38	4,325
TOTALS	2,773			2,477	281,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,477	116.7264	116.73	289,140	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 2215 HX Base Yr



95319 SNAPDRAGON DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	281,912
TOTAL MARKET OB/XF VALUE	3,733
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	370,645
SOH/AGL Deduction	23,574
ASSESSED VALUE	347,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	347,071
TOTAL JUST VALUE	370,645
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	347,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012523	CO ISSUED	0	12/09/2019
B1909121	NEW CONSTR	294,886	08/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2327/0964	12/20/2019	WD	Q	I	01	266,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HOLMES PAULITA KATR						
2299/1116	8/20/2019	WD	U	V	30	37,100
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W19 FOP=[YR=2019] W16 S8 E16 N8$ S8 W16 N8 W13 S41 FGR=[YR=2019] S20 E19 N5 FOP=[YR=2019] E8 N1 W1 N6 W7 S7$ N15 W19$ E19 S8 E7 S6 E11 S1 E11 N56$.

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	12	3	36.00	SF	6.50	6.50	100	2019	2019	3	97	227	
2	0811	CONCRETE B	0	0	0	0	695.00	SF	5.20	5.20	100	2019	2019	3	97	3,506	

LAND DESCRIPTION

TOTAL OB/XF 3,733

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 12/09/2019 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS