LOT 73
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

HARRISON TRAVIS DAVID/MILLER JANET ANN
95315 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0073-0000

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		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

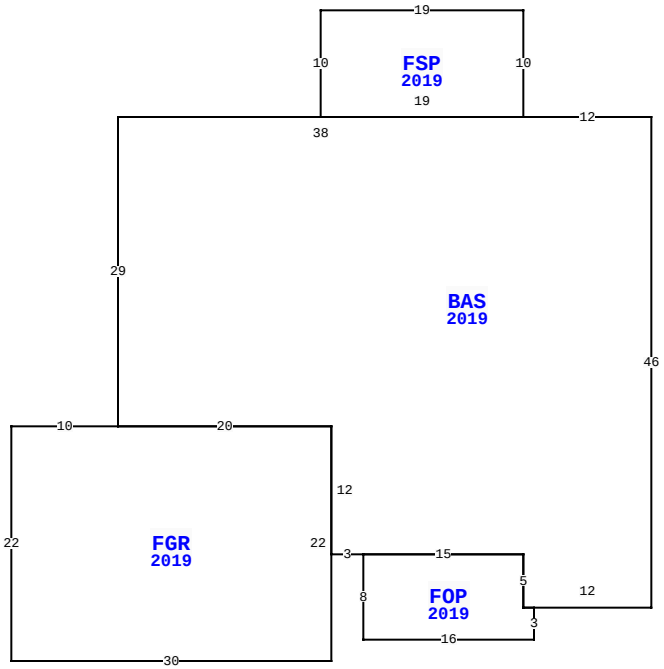
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	2019	1,870	207,817
FGR	660	55	2019	363	40,341
FOP	123	30	2019	37	4,112
FSP	190	40	2019	76	8,446
TOTALS	2,843			2,346	260,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,346	113.3958	113.40	266,036	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1870 HX Base Yr 2020



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

95315 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,715
TOTAL MARKET OB/XF VALUE		12,724
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		358,439
SOH/AGL Deduction		118,555
ASSESSED VALUE		239,884
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		189,162
TOTAL JUST VALUE		358,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907142	CO ISSUED	0	06/14/2019
19001742	NEW CONSTR	265,976	02/21/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2285/1866	6/14/2019	WD	Q	I	02	283,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HARRISON TRAVIS DAV						
2260/1305	2/28/2019	WD	U	V	30	16,800
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 FSP=[YR=2019] N10 W19 S10 E19$ W38 S29 FGR=[YR=2019] W10 S22 E30 N22 W20$ E20 S12 E3 FOP=[YR=2019] S8 E16 N3 W1 N5 W15$ E15 S5 E12 N46$.

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	0	0	60.00	SF	6.50	6.50	100	2019	2019	3	97	378	
2	0811	CONCRETE B	0	100	0	0	853.00	SF	5.20	5.20	100	2019	2019	3	97	4,303	
3	0476	VF 6 SBPL	0	100	0	0	258.00	LF	32.00	32.00	100	2019	2019	3	94	7,761	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 12,724

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 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