LOT 74
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

PINILLA MARCELA D TRUST FUND
95311 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0074-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

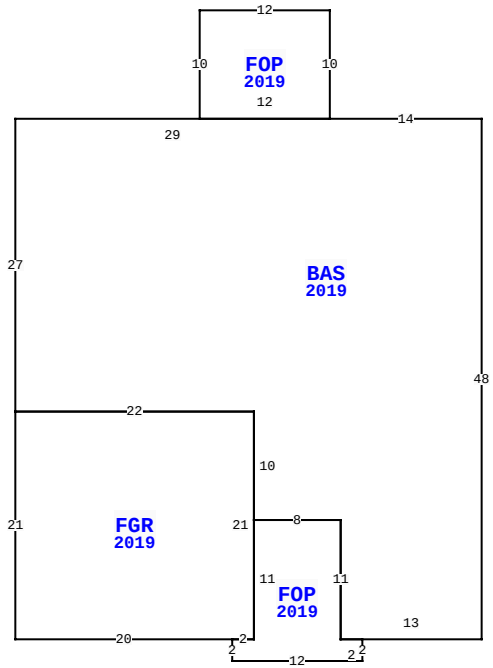
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,514	100	2019	1,514	183,522
FGR	462	55	2019	254	30,789
FOP	112	30	2019	34	4,121
FOP	120	30	2019	36	4,364
TOTALS	2,208			1,838	222,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,838	123.6900	123.69	227,342	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1514 HX Base Yr 2023



95311 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		222,795
TOTAL MARKET OB/XF VALUE		3,428
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		311,223
SOH/AGL Deduction		12,738
ASSESSED VALUE		298,485
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		247,763
TOTAL JUST VALUE		311,223
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905849	CO ISSUED	0	12/18/2019
B1905849	NEW CONSTR	215,304	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2571/1306	6/16/2022	SW	Q	I	02	434,000
GRANTOR: RICHARDS SHELBY J						
GRANTEE: PINILLA MARCELA D T						
2358/0717	4/30/2020	WD	Q	I	01	230,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RICHARDS SHELBY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FOP=[YR=2019] N10 W12 S10 E12$ W29 S27
FGR=[YR=2019] S21 E20 FOP=[YR=2019] S2 E12 N2 W2 N11 W8 S11
W2$ E2 N21 W22$ E22 S10 E8 S11 E13 N48$.

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	646.00	SF	5.20	5.20	100	2019	2019	3	97	3,258	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2019	2019	3	97	170	

LAND DESCRIPTION

TOTAL OB/XF 3,428

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 12/27/2019 BY KWNW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS