LOT 76
IN OR 2186/1219
AMELIA CONCOURSE SUB PHASE 2

DUNNMON DAVID M & STEPHANIA W
95303 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0076-0000

NASSAU COUNTY PROPERTY

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

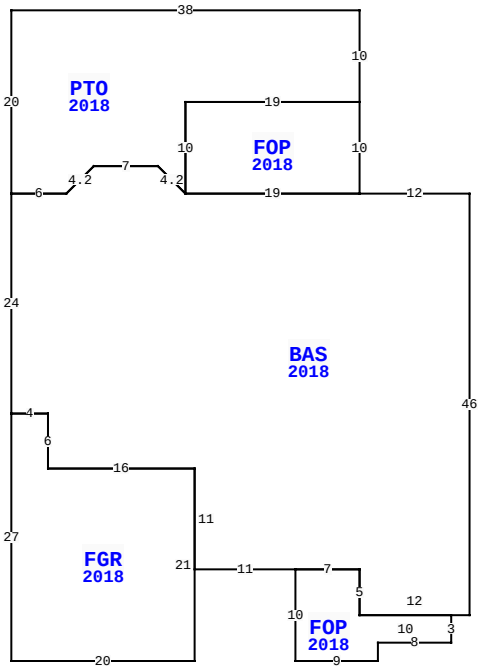
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	2018	1,896	230,883
FGR	444	55	2018	244	29,713
FOP	104	30	2018	31	3,775
FOP	190	30	2018	57	6,941
PTO	540	5	2018	27	3,288
TOTALS	3,174			2,255	274,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,255	125.5380	125.54	283,093	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1896 HX Base Yr 2019



95303 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		274,600
TOTAL MARKET OB/XF VALUE		4,483
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		364,083
SOH/AGL Deduction		118,864
ASSESSED VALUE		245,219
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		194,497
TOTAL JUST VALUE		364,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003245	CO ISSUED	0	03/29/2018
B1709784	NEW CONSTR	247,407	11/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2186/1219	3/28/2018	WD	Q	I	02	243,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DUNNMON DAVID M & S						
2171/1433	1/16/2018	WD	U	V	30	288,200
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 FOP=[YR=2018] N10 PTO=[YR=2018] N10 W38 S20 E6 U3 R3 E7 D3 R3 N10 E19$ W19 S10 E19 $ W19 U3 L3 W7 D3 L3 W6 S24 FGR=[YR=2018] S27 E20 N21 W16 N6 W4$ E4 S6 E16 S11 E11 FOP=[YR=2018] S10 E9 N2 E8 N3 W10 N5 W7$ E7 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	711.00	SF	6.50	6.50	100	2018	2018	3	97	4,483	

LAND DESCRIPTION

TOTAL OB/XF 4,483

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 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS