

LOT 104  
AMELIA CONCOURSE SUB PHASE 2  
PBK 8/222

HAVEMANN TREVOR JEFFREY/STORK LAUREN GABRIELLE  
95124 SNAPDRAGON DRIVE  
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0104-0000



| 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            | 11 | CLAY TILE 50   |
| Interior Floo            | 14 | CARPET 50      |
| 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       | 1,492            | 100         | 2019 | 1,492        | 180,401              |
| FGR       | 484              | 55          | 2019 | 266          | 32,163               |
| FOP       | 112              | 30          | 2019 | 34           | 4,111                |
| FOP       | 120              | 30          | 2019 | 36           | 4,353                |
| TOTALS    | 2,208            |             |      | 1,828        | 221,028              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |       |
|----------------|------------|-------------|-----|-----|---|---|--------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R |
| 1              | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 30.00  | SF | 6.50  |
| 2              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 688.00 | SF | 5.20  |

| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0100                                                         | 01  | 1,828     | 123.3750    | 123.38         | 225,539        | 2019 | 2019 | 0    | 0    | 2.00 | 98.00  |
| 1 SINGLE FAM - 100% - 2024 Heated Area: 1492 HX Base Yr 2024 |     |           |             |                |                |      |      |      |      |      |        |
|                                                              |     |           |             |                |                |      |      |      |      |      |        |
| 95124 SNAPDRAGON DR, FERNANDINA BEACH                        |     |           |             |                |                |      |      |      |      |      |        |

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

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             | TOTAL OB/XF |     |          |        |         |            |                |            |                             |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE   | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR |
| 1                | 000134   | C   | RES POND             | 100 |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT          |     | 1.00     | 1.00   | 1.00    | 85,000.00  | 85,000.00      | 85,000     |                             |      |

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 4 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 4 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 221,028     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 3,659       |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 85,000      |   |
| TOTAL MARKET VALUE        |  |              |  | 309,687     |   |
| SOH/AGL Deduction         |  |              |  | 11,541      |   |
| ASSESSED VALUE            |  |              |  | 298,146     |   |
| TOTAL EXEMPTION VALUE     |  | HX HB        |  | 50,722      |   |
| BASE TAXABLE VALUE        |  |              |  | 247,424     |   |
| TOTAL JUST VALUE          |  |              |  | 309,687     |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 289,743     |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C1902443   | CO ISSUED   | 0       | 06/14/2019 |
| B1902443   | NEW CONSTR  | 234,788 | 03/12/2019 |

| SALES DATA                    |           |           |     |     |        |
|-------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2619/1958                     | 2/10/2023 | WD        | Q   | I   | 01     |
| GRANTOR:MABE RICK L & JENNIFE |           |           |     |     |        |
| GRANTEE:HAVEMANN TREVOR J &   |           |           |     |     |        |
| 2297/0127                     | 8/02/2019 | WD        | Q   | I   | 01     |
| GRANTOR:DREAM FINDERS HOMES L |           |           |     |     |        |
| GRANTEE:MABE RICK L & JENNI   |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                     |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2019] W14 FOP=[YR=2019] N10 W12 S10 E12\$ W29 S26<br>FGR=[YR=2019] S22 E20 FOP=[YR=2019] S2 E12 N2 W2 N11 W8 S11<br>W2\$ E2 N22 W22\$ E22 S11 E8 S11 E13 N48\$. |  |  |  |  |  |  |  |  |  |