LOT 107
IN OR 2238/1565
AMELIA CONCOURSE SUB PHASE 2

CIPRIANI J.V. & K.L. REV TRUST/CIPRIANI JOHN V TRU
95112 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0107-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

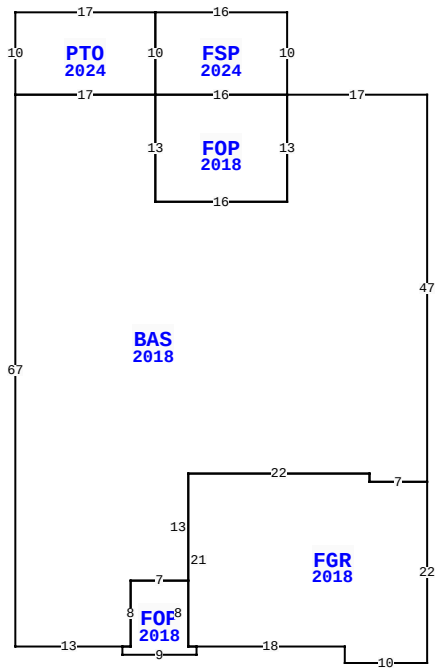
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2018	2,484	290,125
FGR	622	55	2018	342	39,945
FOP	65	30	2018	20	2,336
FOP	208	30	2018	62	7,241
FSP	160	40	2024	64	7,475
PTO	170	5	2024	8	934
TOTALS	3,709			2,980	348,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,980	120.4140	120.41	358,822	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2484 HX Base Yr 2019



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

95112 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		348,057
TOTAL MARKET OB/XF VALUE		16,174
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		449,231
SOH/AGL Deduction		142,148
ASSESSED VALUE		307,083
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		256,361
TOTAL JUST VALUE		449,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230010675	SCRN ENCL	10,969	08/18/2023
18011058	CO ISSUED	0	11/05/2018
B1807491	NEW CONSTR	330,762	07/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2238/1565	11/15/2018	WD	Q	I	01	285,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: J.V. CIPRIANI & K.L						
2206/1880	6/27/2018	WD	U	V	30	324,200
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,298.00	SF	4.00	4.00	100	2018	2018	3	97	5,036	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960	
3	0912	SCRN RM G	0	100	17	10	170.00	SF	20.00	20.00	100	2024	2023		97	3,298	
4	0462	ST/AL FNC	0	100	0	0	600.00	SF	10.00	10.00	100	2024	2023		98	5,880	

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W17 S13 W16 N13 W17 S67 E13 E1 N8 E7 N13 E22 S1 E7 N47 $
FGR=[YR=2018;ORIG=-28,67] E18 S2 E10 N22 W7 N1 W22 S21 E1 $
FOP=[YR=2018;ORIG=-17,0] W16 S13 E16 N13 $
FOP=[YR=2018;ORIG=-37,67] S1 E9 N1 W1 N8 W7 S8 W1 $
FSP=[YR=2024;ORIG=-17,-10] W16 S10 E16 N10 $
PTO=[YR=2024;ORIG=-33,-10] W17 S10 E17 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 16,174

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	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							

REVIEW DATE 01/16/2024 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS