

LOT 109
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

TEEL SAMUEL/ORTEGA LAURA
95104 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0109-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	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	1,866	100	2019	1,866	219,790
FGR	444	55	2019	244	28,739
FOP	51	30	2019	15	1,767
FOP	120	30	2019	36	4,240
TOTALS	2,481			2,161	254,536

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	66.00	SF	6.50	6.50	416
2	0811	CONCRETE B	0	100	0	0	624.00	SF	5.20	5.20	3,147

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,161	120.1872	120.19	259,731	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2021 Heated Area: 1866 HX Base Yr 2021											
95104 SNAPDRAGON DR, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW LGL DATE 04/23/2025 MLU											
XF DATE INC DATE											
AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		254,536	
TOTAL MARKET OB/XF VALUE		3,563	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		343,099	
SOH/AGL Deduction		97,992	
ASSESSED VALUE		245,107	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		194,385	
TOTAL JUST VALUE		343,099	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		321,642	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904129	CO ISSUED	0	08/02/2019
B1904129	NEW CONSTR	254,216	04/24/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2395/1376	9/18/2020	WD	Q	I	02
GRANTOR: LOSCHIAVO JAMES F & L					
GRANTEE: TEEL SAMUEL & LAURA					
2312/1548	9/30/2019	WD	Q	I	02
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: LOSCHIAVO JAMES F &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W23 FOP=[YR=2019] N10 W12 S10 E12\$ W27 S46 E11 FOP=[YR=2019] S2 E8 N7 W7 S5 W1\$ E1 N5 E18 FGR=[YR=2019] S10 E20 N27 W4 S6 W16 S11\$ N11 E16 N6 E4 N24\$.											