LOT 123
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

BUONO MICHAEL A JR & CHRISTINA M
95306 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0123-0000

BUILDING CHARACTERISTICS

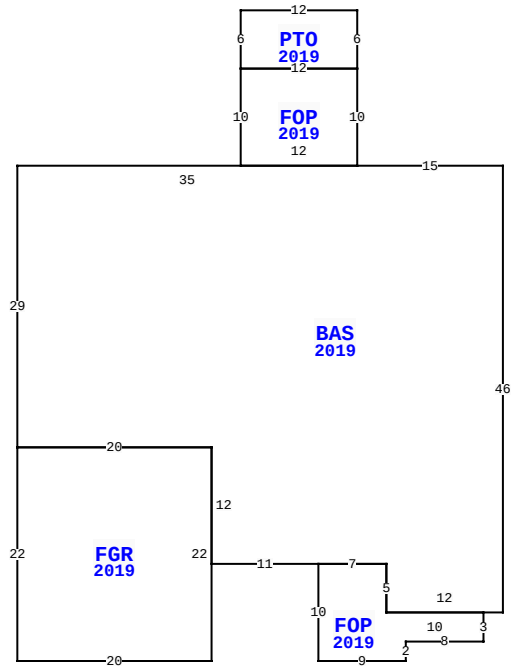
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,870	100	2019	1,870	207,817
FGR	440	55	2019	242	26,894
FOP	104	30	2019	31	3,445
FOP	120	30	2019	36	4,000
PTO	72	5	2019	4	445
TOTALS	2,606			2,183	242,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,183	113.3958	113.40	247,552	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1870 HX Base Yr 2021



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

95306 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		242,601
TOTAL MARKET OB/XF VALUE		3,747
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		331,348
SOH/AGL Deduction		95,434
ASSESSED VALUE		235,914
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,192
TOTAL JUST VALUE		331,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1908204	CO ISSUED	0	11/25/2019
B1908204	NEW CONSTR	255,532	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2327/0717	12/13/2019	WD	Q	I	01	263,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BUONO MICHAEL A JR						
2301/1253	8/30/2019	WD	U	V	11	100
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W15 FOP=[YR=2019] N10 PTO=[YR=2019] N6 W12 S6 E12$ W12 S10 E12$ W35 S29 FGR=[YR=2019] S22 E20 N22 W20$ E20 S12 E11 FOP=[YR=2019] 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	20	3	60.00	SF	6.50	6.50	100	2019	2019	3	97	378	
2	0811	CONCRETE B	0	100	0	0	668.00	SF	5.20	5.20	100	2019	2019	3	97	3,369	

LAND DESCRIPTION

TOTAL OB/XF 3,747

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 12/09/2019 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS