LOT 125
IN OR 2251/608
AMELIA CONCOURSE SUB PHASE 2

MCGOVERN ELIZABETH/MCGOVERN HARRY J & MARGARET ANN
95298 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0125-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

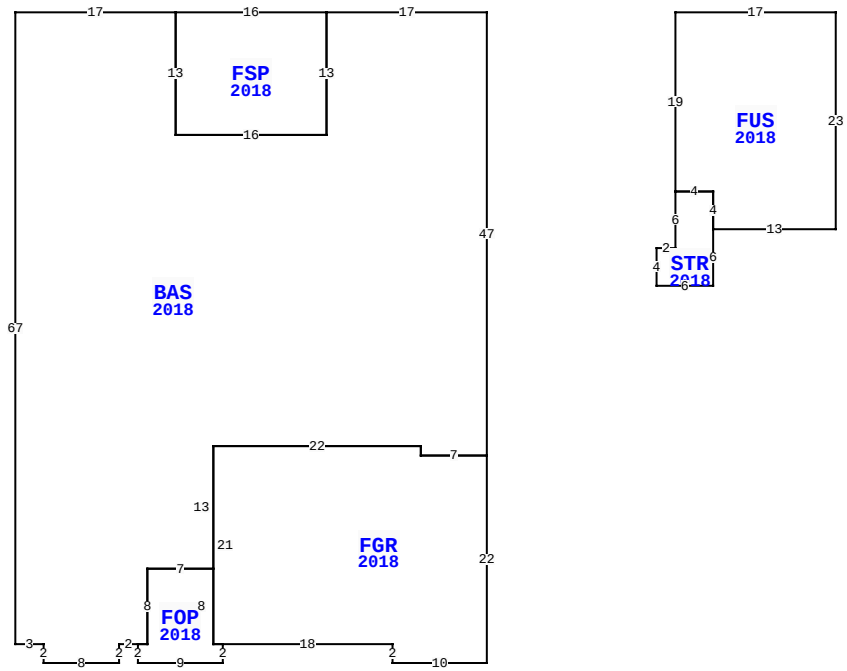
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,500	100	2018	2,500	279,021
FGR	622	55	2018	342	38,170
FOP	74	30	2018	22	2,455
FSP	208	40	2018	83	9,263
FUS	375	100	2018	375	41,853
STR	48	10	2018	5	558
TOTALS	3,827			3,327	371,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,327	114.4710	114.47	380,842	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 2875 HX Base Yr



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

95298 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	371,321
TOTAL MARKET OB/XF VALUE	12,692
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	469,013
SOH/AGL Deduction	24,352
ASSESSED VALUE	444,661
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	444,661
TOTAL JUST VALUE	469,013
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	442,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803181	CO ISSUED	0	09/24/2018
18003181	NEW CONSTR	378,735	05/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2251/0608	1/24/2019	WD	Q	I	02	325,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MCGOVERN ELIZABETH						
2206/1880	6/27/2018	WD	U	V	30	324,200
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 FSP=[YR=2018] W16 S13 E16 N13$ S13 W16 N13 W17 S67 E3 S2 E8 N2 E2 FOP=[YR=2018] S2 E9 N2 FGR=[YR=2018] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47$ PTR=E20 FUS=[YR=2018] E17 S23 W13 STR=[YR=2018] S6 W6 N4 E2 N6 E4 S4$ N4 W4 N19$ W20$.

EXTRA FEATURES

L N	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	0811	CONCRETE B	0	0	0	0	907.00	SF	5.20	5.20	100	2018	2018	3	97	4,575	
2	0476	VF 6 SBPL	0	0	0	0	120.00	LF	32.00	32.00	100	2018	2018	3	92	3,533	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
4	0462	ST/AL FNC	0	0	120	4	480.00	SF	10.00	10.00	100	2018	2018	3	84	4,032	
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 12,692

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		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 01/18/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS