LOT 128
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

ZIELENSKI JAMES JOSEPH & KAILA DANEA
95288 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0128-0000

BUILDING CHARACTERISTICS

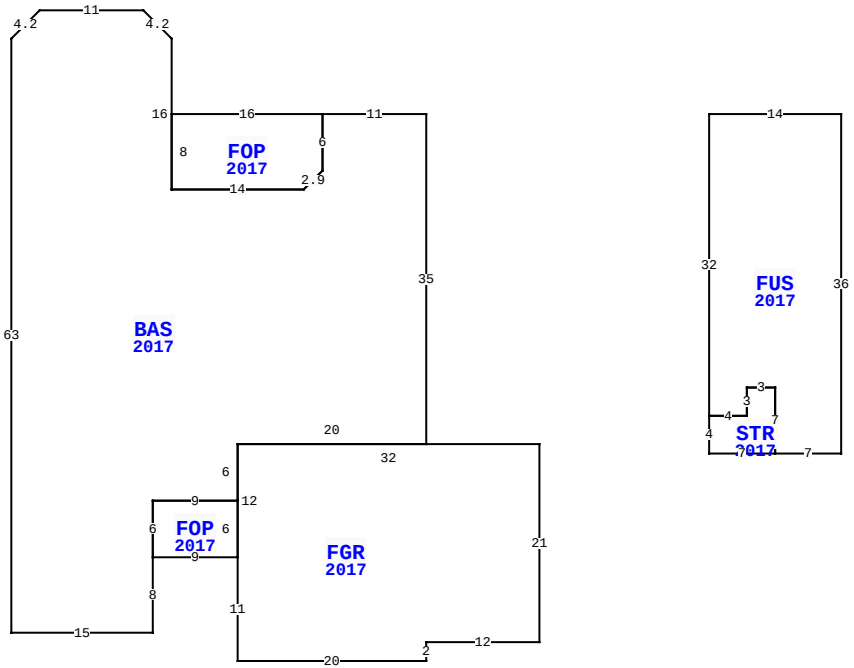
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,946	100	2017	1,946	221,701
FGR	712	55	2017	392	44,659
FOP	54	30	2017	16	1,823
FOP	126	30	2017	38	4,329
FUS	467	100	2017	467	53,204
STR	37	10	2017	4	456
TOTALS	3,342			2,863	326,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,863	117.4530	117.45	336,259	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2413 HX Base Yr 2021



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

95288 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		326,171
TOTAL MARKET OB/XF VALUE		14,431
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		425,602
SOH/AGL Deduction		318,259
ASSESSED VALUE		107,343
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,621
TOTAL JUST VALUE		425,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106048	SCRN ENCL	4,615	05/12/2021
C1705761	CO ISSUED	0	01/02/2018
B1705761	NEW CONSTR	312,657	06/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2787/1377	5/08/2025	WD	Q	I	01	516,000
GRANTOR: DYAL JAMES P & MARY L						
GRANTEE: ZIELENSKI JAMES JOS						
2405/0415	11/02/2020	WD	Q	I	01	370,000
GRANTOR: ALEXIS CASEY MARIE &						
GRANTEE: DYAL JAMES P & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W11 FOP=[YR=2017] W16 S8 E14 U2 R2 N6$ S6 D2 L2 W14 N16 U3 L3 W11 D3 L3 S63 E15 N8 FOP=[YR=2017] E9 FGR=[YR=2017] S11 E20 N2 E12 N21 W32 S12$ N6 W9 S6$ N6 E9 N6 E20 N35$ PTR= E30 FUS=[YR=2017] E14 S36 W7 STR=[YR=2017] W7 N4 E4 N3 E3 S7$ N7 W3 S3 W4 N32$ W30$.

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	0911	SCRN RM A	0	100	10	18	180.00	SF	17.50	17.50	100	2021	2021	3	90	2,835	
2	0855	CONC PAVER	0	100	27	10	270.00	SF	10.00	10.00	100	2021	2021	3	99	2,673	
3	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	2017	2017	3	96	356	
4	0811	CONCRETE B	0	100	0	0	906.00	SF	5.20	5.20	100	2017	2017	3	96	4,523	
5	0462	ST/AL FNC	0	100	100	0	400.00	SF	10.00	10.00	100	2019	2019	3	87	3,480	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 14,431

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 09/27/2021 BY JH Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS