LOT 129
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

DUFFY AIDAN
95278 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0129-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

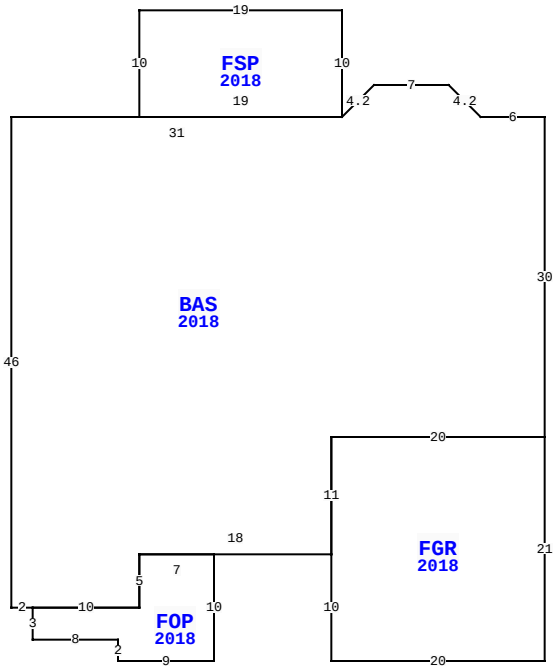
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2018	1,920	237,642
FGR	420	55	2018	231	28,592
FOP	104	30	2018	31	3,837
FSP	190	40	2018	76	9,407
TOTALS	2,634			2,258	279,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,258	127.5960	127.60	288,121	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1920 HX Base Yr 2019



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

95278 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		279,477
TOTAL MARKET OB/XF VALUE		12,508
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		376,985
SOH/AGL Deduction		123,018
ASSESSED VALUE		253,967
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		203,245
TOTAL JUST VALUE		376,985
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011001	CO ISSUED	0	11/02/2018
18006335	NEW CONSTR	252,993	06/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2776/1812	3/18/2025	WD	Q	I	01	400,000
GRANTOR: DIXON LORI A & ANDREW						
GRANTEE: DUFFY AIDAN						
2234/1453	10/31/2018	WD	Q	I	02	262,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DIXON LORI A & ANDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W6 U3 L3 W7 D3 L3 FSP=[YR=2018] N10 W19 S10 E19$ W31 S46 E2 FOP=[YR=2018] S3 E8 S2 E9 N10 W7 S5 W10$ E10 N5 E18 FGR=[YR=2018] S10 E20 N21 W20 S11$ N11 E20 N30$.

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	0811	CONCRETE B	0	100	0	0	665.00	SF	5.20	5.20	100	2018	2018	3	97	3,354	
2	0462	ST/AL FNC	0	100	256	4	1,024.00	SF	10.00	10.00	100	2018	2018	3	84	8,602	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 12,508

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 01/18/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS