LOT 134
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

WILLIAMS FRANK E III & MARIE
95194 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**30-2N-28-0151-0134-0000**

## 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 | 11 | CLAY TILE 60 |
| Interior Floo | 13 | LVT/LAMNT 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

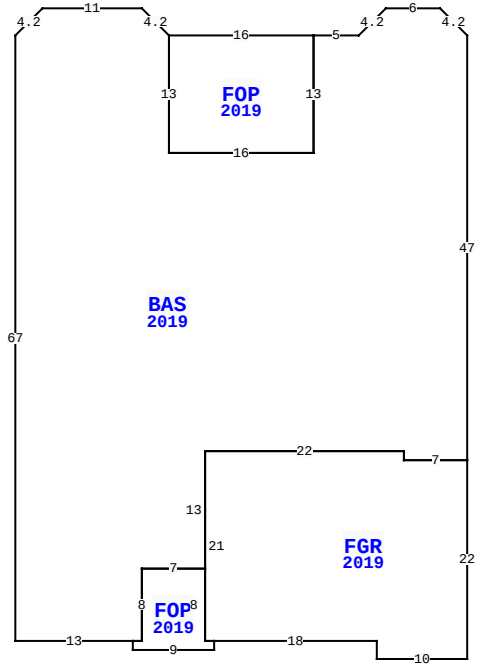
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,553 | 100 | 2019 | 2,553 | 290,400 |
| FGR | 622 | 55 | 2019 | 342 | 38,902 |
| FOP | 65 | 30 | 2019 | 20 | 2,275 |
| FOP | 208 | 30 | 2019 | 62 | 7,052 |
| TOTALS | 3,448 | | | 2,977 | 338,629 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,977 | 116.0712 | 116.07 | 345,540 | 2019 | 2019 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM – 100% - 2020 Heated Area: 2553 HX Base Yr 2020




95194 SNAPDRAGON DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 338,629 |
| TOTAL MARKET OB/XF VALUE | | 49,801 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 473,430 |
| SOH/AGL Deduction | | 145,304 |
| ASSESSED VALUE | | 328,126 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 277,404 |
| TOTAL JUST VALUE | | 473,430 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 449,783 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1909945 | SCRN ENCLSR | 23,151 | 09/01/2019 |
| B1905859 | SWIM POOL | 41,993 | 07/01/2019 |
| C1900214 | CO ISSUED | 0 | 06/07/2019 |
| B1900214 | NEW CONSTR | 371,272 | 02/01/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2289/0560 | 6/28/2019 | WD | Q | I | 01 | 333,100 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: WILLIAMS FRANK E II | | | | | | |
| 2249/1741 | 1/18/2019 | WD | U | V | 30 | 50,300 |
| GRANTOR: DFH AMELIA LLC | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W6 D3 L3 W5 FOP=[YR=2019] W16 S13 E16 N13$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E13
FOP=[YR=2019] S1 E9 N1 FGR=[YR=2019] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7N13E22 S1 E7 N47$.

## 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 | 0 | 0 | 21.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 97 | 132 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 631.00 | SF | 5.20 | 5.20 | 100 | 2019 | 2019 | 3 | 97 | 3,183 | |
| 3 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 881.00 | SF | 17.50 | 17.50 | 100 | 2019 | 2019 | 3 | 82 | 12,642 | |
| 4 | 0861 | POOL GUNIT | 0 | 100 | 26 | 11 | 286.00 | SF | 85.00 | 85.00 | 100 | 2019 | 2019 | 3 | 87 | 21,150 | |
| 5 | 0871 | POOL HTR R | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2019 | 2019 | 3 | 82 | 1,640 | |
| 6 | 0462 | ST/AL FNC | 0 | 100 | 72 | 0 | 288.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 93 | 2,678 | |
| 7 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 595.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 97 | 5,772 | |
| 8 | 0476 | VF 6 SBPL | 0 | 100 | 66 | 0 | 66.00 | LF | 32.00 | 32.00 | 100 | 2021 | 2021 | 3 | 96 | 2,028 | |
| 9 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2021 | 2021 | 3 | 96 | 576 | |

## LAND DESCRIPTION

TOTAL OB/XF 49,801

| 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 11/25/2019 BY KWNW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS