LOT 137
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

MARKHAM STEVEN C/OKI MIKA
95174 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0137-0000

BUILDING CHARACTERISTICS

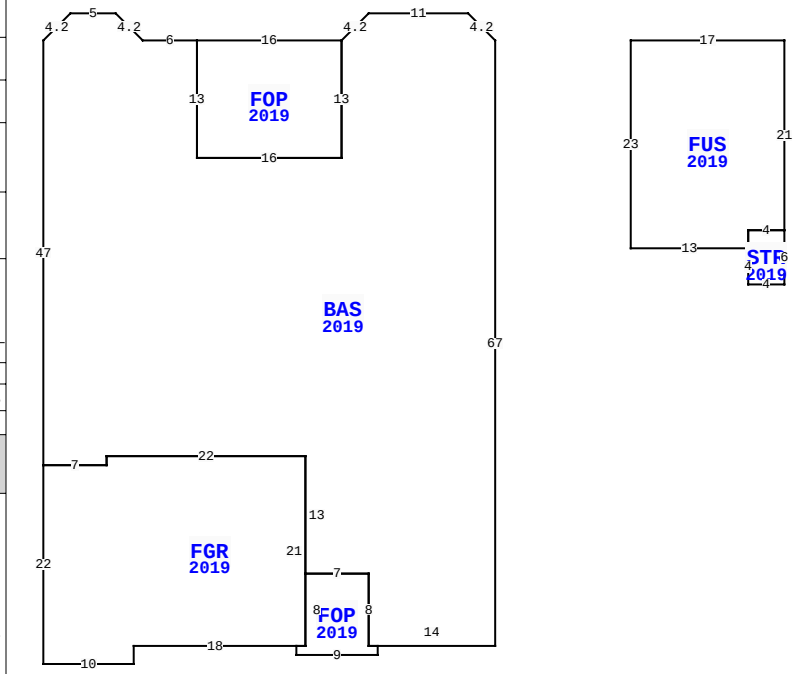
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	2,550	100	2019	2,550	282,937
FGR	622	55	2019	342	37,947
FOP	65	30	2019	20	2,219
FOP	208	30	2019	62	6,880
FUS	383	100	2019	383	42,496
STR	24	10	2019	2	221
TOTALS	3,852			3,359	372,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,359	113.2152	113.22	380,306	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2933 HX Base Yr 2022



95174 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		372,700
TOTAL MARKET OB/XF VALUE		4,697
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		462,397
SOH/AGL Deduction		108,229
ASSESSED VALUE		354,168
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		303,446
TOTAL JUST VALUE		462,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909130	CO ISSUED	0	12/06/2019
B1909130	NEW CONSTR	397,073	08/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2453/1134	4/15/2021	WD	U	I	11	100
GRANTOR: CARPENTER GEORGE ALLE						
GRANTEE: MARKHAM STEVEN C &						
2453/0627	4/15/2021	WD	Q	I	01	446,500
GRANTOR: CARPENTER GEORGE ALLE						
GRANTEE: MARKHAM STEVEN C &						

BUILDING NOTES

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	905.00	SF	5.20	5.20	100	2019	2019	3	97	4,565	
2	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2019	2019	3	97	132	

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W11 L3 D3 FOP=[YR=2019] W16 S13 E16 N13$ S13 W16 N13 W6 U3 L3 W5 L3 D3 S47 FGR=[YR=2019] S22 E10 N2 E18 FOP=[YR=2019] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E14 N67$ PTR=E15 FUS=[YR=2019] S23 E13 STR=[YR=2019] S4 E4 N6 W4 S2$ N2 E4 N21 W17$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 4,697

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 12/05/2019 BY KWNW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS