

LOT 139
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

RONNING JONNA N/RONNING JON & JUDITH
95160 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0139-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,492	100	2019	1,492	180,401
FGR	484	55	2019	266	32,163
FOP	100	30	2019	30	3,627
FOP	120	30	2019	36	4,353
TOTALS	2,196			1,824	220,544

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2019	2019	3	97	189
2	0811	CONCRETE B	0	100	0	0	727.00	SF	5.20	5.20	100	2019	2019	3	97	3,667

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,824	123.3750	123.38	225,045	2019	2019	0	0	0	98.00
1 SINGLE FAM - 100% - 2020											
Heated Area: 1492											
HX Base Yr 2020											
95160 SNAPDRAGON DR, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW LGL DATE 04/23/2025 MLU											
XF DATE INC DATE											
AG DATE											

TOTAL OB/XF											
3,856											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			220,544
TOTAL MARKET OB/XF VALUE			3,856
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			309,400
SOH/AGL Deduction			103,771
ASSESSED VALUE			205,629
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			154,907
TOTAL JUST VALUE			309,400
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			289,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1902685	CO ISSUED	0	06/14/2019
B1902685	NEW CONSTR	215,304	03/19/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2302/0986	8/23/2019	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: RONNING JON R & JUD					
2272/0032	4/30/2019	WD	U	V	30
GRANTOR: DFH AMELIA LLC					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2019] W17 FOP=[YR=2019] N10 W12 S10 E12\$ W26 S48		
E11 FOP=[YR=2019] S1 E12 N1 FGR=[YR=2019] E20 N22 W22 S22		
E2\$ W2 N11 W8 S11 W2\$ E2 N11 E8 N11 E22 N26\$.		