LOT 140
IN OR 2239/1491
AMELIA CONCOURSE SUB PHASE 2

ROBERTSON SABRINA & JAY
95158 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**30-2N-28-0151-0140-0000**

## NASSAU COUNTY PROPERTY



## 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 | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

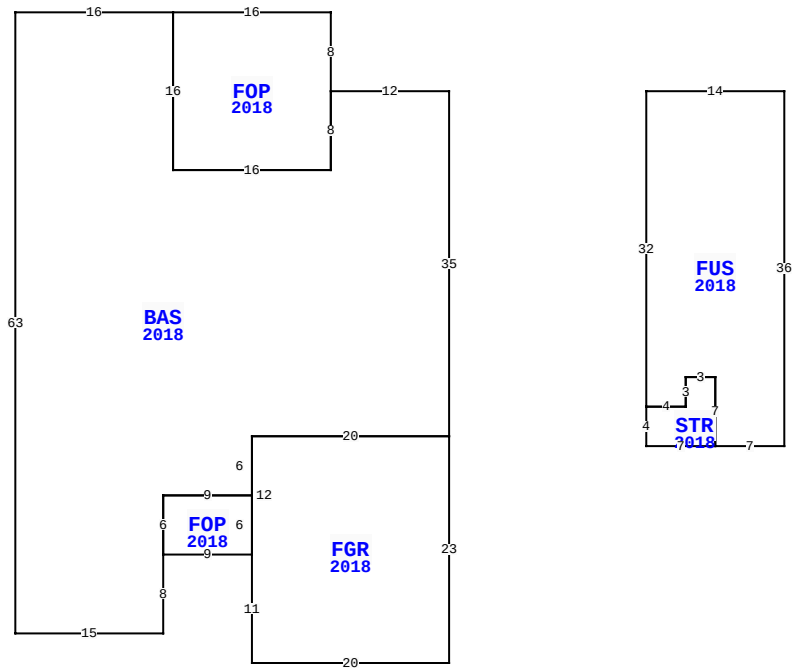
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,894 | 100 | 2018 | 1,894 | 218,163 |
| FGR | 460 | 55 | 2018 | 253 | 29,142 |
| FOP | 54 | 30 | 2018 | 16 | 1,843 |
| FOP | 256 | 30 | 2018 | 77 | 8,870 |
| FUS | 467 | 100 | 2018 | 467 | 53,792 |
| STR | 37 | 10 | 2018 | 4 | 461 |
| TOTALS | 3,168 | | | 2,711 | 312,271 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,711 | 118.1376 | 118.14 | 320,278 | 2018 | 2018 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SINGLE FAM – 100% - 2019 Heated Area: 2361 HX Base Yr 2019




95158 SNAPDRAGON DR, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 312,271 |
| TOTAL MARKET OB/XF VALUE | | 35,201 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 432,472 |
| SOH/AGL Deduction | | 148,745 |
| ASSESSED VALUE | | 283,727 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 233,005 |
| TOTAL JUST VALUE | | 432,472 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 409,277 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22001395 | SWIM POOL | 56,790 | 01/24/2022 |
| 18010541 | CO ISSUED | 0 | 10/18/2018 |
| 18005888 | NEW CONSTR | 310,878 | 06/11/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2239/1491 | 11/21/2018 | WD | Q | I | 01 | 280,300 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: ROBERTSON SABRINA & | | | | | | |
| 2206/1880 | 6/27/2018 | WD | U | V | 30 | 324,200 |
| GRANTOR: DFH AMELIA LLC | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W12 FOP=[YR=2018] N8 W16 S16 E16 N8$ S8 W16 N16 W16 S63 E15 N8 FOP=[YR=2018] E9 FGR=[YR=2018] S11 E20 N23 W20 S12$ N6 W9 S6$ N6 E9 N6 E20 N35$ PTR=E20 FUS=[YR=2018] E14 S36W7 STR=[YR=2018] W7 N4 E4 N3 E3 S7$ N7 W3 S3 W4 N32$ W20$.

## 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 | 662.00 | SF | 5.20 | 5.20 | 100 | 2018 | 2018 | 3 | 97 | 3,339 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 80 | 0 | 96.00 | LF | 32.00 | 32.00 | 100 | 2021 | 2021 | 3 | 96 | 2,949 | |
| 3 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2021 | 2021 | 3 | 96 | 288 | |
| 4 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 288.00 | SF | 85.00 | 85.00 | 100 | 2022 | 2022 | 3 | 95 | 23,256 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 312.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 99 | 3,089 | |
| 6 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 240.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 95 | 2,280 | |

## LAND DESCRIPTION

TOTAL OB/XF 35,201

| 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 10/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS