

LOT 147
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

DRUMMOND STEPHEN & GINGER SPARKS
95266 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0147-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
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
BAS	2,312	100
FGR	399	55
FOP	119	30
FOP	120	30
FUS	470	100
PTO	120	5
STR	24	10
TOTALS	3,564	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,081	117.6588	117.66	362,510	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2024 Heated Area: 2782 HX Base Yr 2024											
BLD DATE	03/29/2023					NW	LGL DATE	04/23/2025			
XF DATE							LAND DATE				
INC DATE							AG DATE				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		355,260	
TOTAL MARKET OB/XF VALUE		4,925	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		445,185	
SOH/AGL Deduction		13,756	
ASSESSED VALUE		431,429	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		380,707	
TOTAL JUST VALUE		445,185	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		419,270	

EXTRA FEATURES										95266 SNAPDRAGON DR, FERNANDINA BEACH				INC DATE		AG DATE			
L N	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	635.00	SF	5.20	5.20	100	2019	2019	3	97	3,203			
2	0911	SCRN RM A	0	100	15	8	120.00	SF	17.50	17.50	100	2019	2019	3	82	1,722			