

LOT 149
IN OR 2175/8
AMELIA CONCOURSE SUB PHASE 2

JOHNSON PERCY L & ZANDRA
95258 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0149-0000



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 Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		5 100			
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	2,801	100	2018	2,801	293,990
FGR	675	55	2018	371	38,940
FOP	159	30	2018	48	5,038
FOP	200	30	2018	60	6,298
FUS	880	100	2018	880	92,364
STR	32	10	2018	3	315
TOTALS	4,747			4,163	436,943

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,163	107.6460	107.65	448,147	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2019 Heated Area: 3681 HX Base Yr 2019											
95258 SNAPDRAGON DR, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										436,943		
TOTAL MARKET OB/XF VALUE										8,057		
TOTAL LAND VALUE - MARKET										85,000		
TOTAL MARKET VALUE										530,000		
SOH/AGL Deduction										165,759		
ASSESSED VALUE										364,241		
TOTAL EXEMPTION VALUE					HX HB					50,722		
BASE TAXABLE VALUE										313,519		
TOTAL JUST VALUE										530,000		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										500,251		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100
2	0811	CONCRETE B	0	100	0	0	895.00	SF	5.20	5.20	100
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
TOTAL OB/XF 8,057											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT	1.00
REVIEW DATE 07/09/2024 BY KBA											