

LOT 151
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

MOSIOR CAROLYN
95248 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2025

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



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	31	HARDIE BRD 100	0100	01	3,253	108.6750	108.68	353,536	2019	2019	0	0	2.00	98.00	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2020												Heated Area: 2756														
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2020														
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 50																											
Interior Floo	14	CARPET 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		3 100																											
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	2,756	100	2019	2,756	293,532																								
FGR	675	55	2019	371	39,514																								
FOP	170	30	2019	51	5,432																								
FOP	200	30	2019	60	6,391																								
PTO	220	5	2019	11	1,171																								
PTO	72	5	2020	4	426																								
TOTALS			4,093		3,253	346,465																							
EXTRA FEATURES						95248 SNAPDRAGON DR, FERNANDINA BEACH																							
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	0855	CONC PAVER	0	100	9	3	27.00	SF	10.00	10.00	100	2019	2019	3	97	262													
2	0855	CONC PAVER	0	100	0	0	1,059.00	SF	10.00	10.00	100	2019	2019	3	97	10,272													
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430													
4	0476	VF 6 SBPL	0	100	0	0	40.00	LF	32.00	32.00	100	2020	2020	3	95	1,216													
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285													
6	0911	SCRN RM A	0	100	0	0	292.00	SF	17.50	17.50	100	2020	2020	3	86	4,395													
TOTAL OB/XF 19,860																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
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 08/17/2020 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2468/1317	5/12/2021	QC	U	I	11	100

GRANTOR: MOSIOR CAROLYN & STEV

GRANTEE: MOSIOR CAROLYN

2327/0314	12/17/2019	WD	Q	I	02	396,400
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GRANTOR: DFH AMELIA LLC

GRANTEE: MOSIOR CAROLYN & ST

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2020] N6 W12 S6 E12\$ PTO=[YR=2019] W32 S8
BAS=[YR=2019] W18 S53 FGR=[YR=2019] S23 E12 N2 E18
FOP=[YR=2019] S2 E20 N8 W11 N2 W8 S8 W1\$ E1 N21 W31\$ E31 S13
E8 S2 E11 N68 U3 L3 W9 D3 L3 FOP=[YR=2019] W17 S9 D3 R3
E14 N12\$ S12 W14 L3 U3 N9\$ E17 U3 R3 E9 D3 R3 N8\$.