

LOT 152
IN OR 2210/1654
AMELIA CONCOURSE SUB PHASE 2

REESE MARCUS D
95240 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0152-0000



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,801	100	2018	2,801	306,606
FGR	675	55	2018	371	40,611
FOP	159	30	2018	48	5,254
FSP	200	40	2018	80	8,757
FUS	532	100	2018	532	58,235
TOTALS	4,367			3,832	419,464

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,176.00	SF	4.00
2	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00
4	0462	ST/AL FNC	0	100	0	0	288.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,832	112.2660	112.27	430,219	2018	2018	0	0	0	2.50	97.50	
1 SINGLE FAM - 100% - 2019 Heated Area: 3333 HX Base Yr													
95240 SNAPDRAGON DR, FERNANDINA BEACH													

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

TOTAL OB/XF													
12,403													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		419,464	
TOTAL MARKET OB/XF VALUE		12,403	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		516,867	
SOH/AGL Deduction		18,481	
ASSESSED VALUE		498,386	
TOTAL EXEMPTION VALUE		13	498,386
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		516,867	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		488,116	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C180835	CO ISSUED	0	06/28/2018
B180835	NEW CONSTR	426,717	01/25/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2210/1654	7/06/2018	WD	Q	I	01	384,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: REESE MARCUS D						
2183/1672	3/13/2018	WD	U	V	11	100
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] U3 L3 W9 D3 L3 FSP=[YR=2018] W17 S9 D3 R3 E14 N12\$ S12 W14 U3 L3 N9 U3 L3 W12 D3 L3 S53 FGR=[YR=2018] S23 E12 N2 E18 FOP=[YR=2018] S2 E9 N1 E11 N7 W11 N2 W8 S8 W1\$ E1 N21 W31\$ E31 S13 E8 S2 E11 N68\$ PTR=E20 FUS=[YR=2018] E4 N5 E15 S28 W5 S2 W10 N2 W4 N23\$ W20\$.									