LOT 6
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

HOLCOMBE JOE DAVID/RIVERA JACQUELINE ALEXANDRA
95257 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0006-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

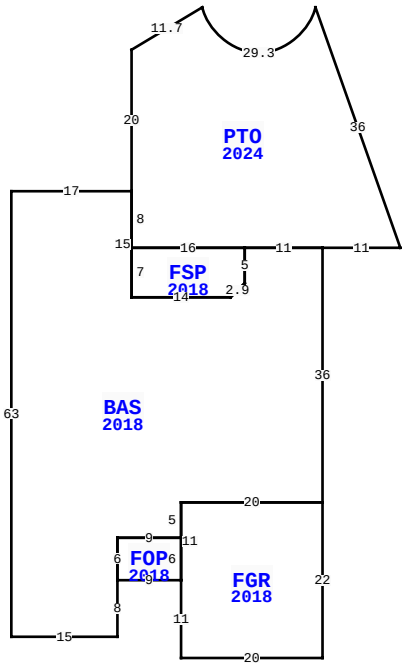
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100	2018	1,940	242,150
FGR	440	55	2018	242	30,207
FOP	54	30	2018	16	1,997
FSP	110	40	2018	44	5,492
PTO	924	5	2024	46	5,741
TOTALS	3,468			2,288	285,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,288	122.5539	128.68	294,420	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2026 Heated Area: 1940 HX Base Yr



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

95257 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	285,587
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	370,587
SOH/AGL Deduction	0
ASSESSED VALUE	370,587
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	370,587
TOTAL JUST VALUE	370,587
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	375,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006830	CO ISSUED	0	07/03/2018
B180647	NEW CONSTR	249,128	01/22/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2808/328	8/08/2025	WD	U	I	11	100
GRANTOR: HOLCOMBE JOE DAVID						
GRANTEE: HOLCOMBE JOE DAVID						
2772/702	3/05/2025	WD	Q	I	01	448,000
GRANTOR: QUENTIN JAMES A & CAN						
GRANTEE: HOLCOMBE JOE DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W11 S5 D2L2 W14 N15 W17 S63 E15 N8 N6 E9 N5 E20 N36 $
FGR=[YR=2018;ORIG=-20,47] S11 E20 N22 W20 S11 $
FSP=[YR=2018;ORIG=-11,0] W16 S7 E14 U2R2 N5 $
FOP=[YR=2018;ORIG=-29,47] E9 N6 W9 S6 $
PTO=[YR=2024;ORIG=-27,-8] S8 E16 E11 E11 U34L12 W16F-205 D6L10 S20 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		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 05/07/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS