

VAN WYCK CLIFFORD M III/TADROS TAMARA
95245 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

30-2N-28-0151-0009-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

0331

HARDIE BRD 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305

COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1114

CLAY TILE 60
CARPET 40

Air Condition
Heating Type

0304

CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

5 100
4 100
02

WOOD FRAME 100

Stories
Units
Occupancy

1.5
00

1.5 100
0 100
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

2,513

100

2019

2,513

292,747

FGR

593

55

2019

326

37,976

FOP

56

30

2019

17

1,980

FOP

208

30

2019

62

7,223

FUS

368

100

2019

368

42,870

STR

21

10

2019

2

233

UOP

231

20

2022

46

5,359

TOTALS

3,990

3,334

388,387

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PNTS

REPL. COST NEWAYB

EYBECONFNCT

% CONDNORM% CONDD

010001

3,334

113.7948

119.48

398,346

2019

2019

0

0

2.50

97.50

1 SINGLE FAM

0%

- 0

Heated Area: 2881

HX Base Yr

UOP

2032

FOP

2019

FUS

2019

UTB

2019

BAS

2019

FGR

2019

FOP

2019

95245 SNAPDRAGON DR, FERNANDINA BEACH

BLD DATE

03/29/2023

NW

LGL DATE

04/23/2025

MLU

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

5 0911

SCRN RM A

0 0 0 0

919.00 SF

18.00

18.00

100

2022

2022

3

90

14,888

6 0860

POOL/SPA

0 0 0 0

1.00 UT

50,000.00

50,000.00

100

2022

2022

04

100

50,000

LAND DESCRIPTION

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

388,387

TOTAL MARKET OB/XF VALUE

64,888

TOTAL LAND VALUE - MARKET

85,000

TOTAL MARKET VALUE

538,275

SOH/AGL Deduction

0

ASSESSED VALUE

538,275

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

538,275

TOTAL JUST VALUE

538,275

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

521,995

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2300/0452

8/19/2019

WD Q

I

01

341,700

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:VAN WYCK CLIFFORD M

2277/1216

5/24/2019

WD U V

30

15,700

GRANTOR:DFH AMELIA LLC

GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 UOP=[YR=2022] N7 W33 S7 E33\$ FOP=[YR=2019] W16 S13 E16 N13\$ S13 W16 N13 W17 S67 E14 FOP=[YR=2019] E7 FGR=[YR=2019] E19 S2 E10 N21 W7 N1 W22 S20\$ N8 W7 S8\$ N8 E7 N12 E22 S1 E7 N48\$ PTR= E15 FUS=[YR=2019] E17 S22 W14 STR=[YR=2019] S5 W3 N7 E3 S2\$ N2 W3 N20\$ W15\$.

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 85,000

Market: 0

Agricultural: 0

Common: 85,000

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