LOT 10
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

DIAZ JOEL & KATHERINE
95241 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0010-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

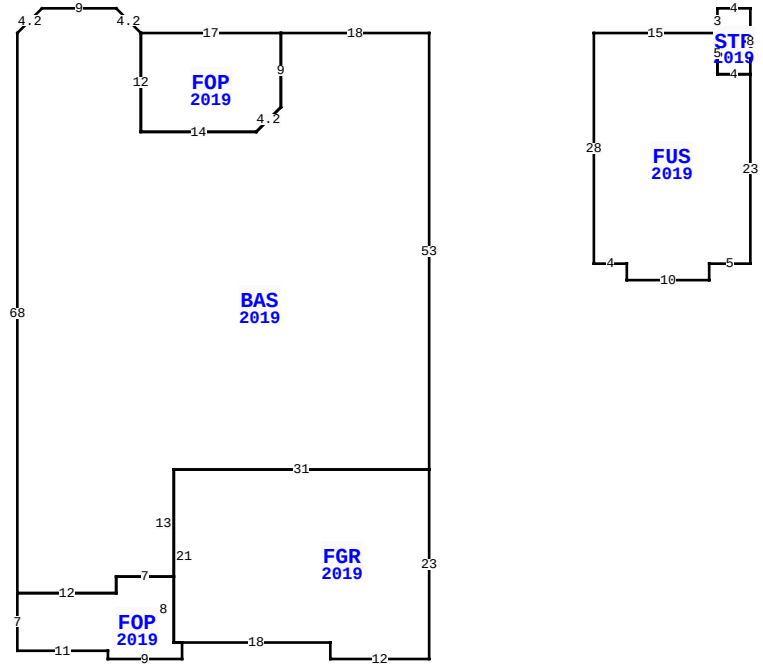
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,758	100	2019	2,758	310,047
FGR	675	55	2019	371	41,707
FOP	157	30	2019	47	5,284
FOP	200	30	2019	60	6,745
FUS	532	100	2019	532	59,807
STR	32	10	2019	3	337
TOTALS	4,354			3,771	423,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,771	109.8090	115.30	434,796	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2025 Heated Area: 3290 HX Base Yr 2025



95241 SNAPDRAGON DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		423,926
TOTAL MARKET OB/XF VALUE		3,430
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		512,356
SOH/AGL Deduction		53,867
ASSESSED VALUE		458,489
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		407,078
TOTAL JUST VALUE		512,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906224	CO ISSUED	0	10/21/2019
B1906224	NEW CONSTR	444,707	06/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2699/1659	3/11/2024	WD	Q	I	02	530,000
GRANTOR: WALLICK & VOLK INC						
GRANTEE: DIAZ JOEL & KATHERI						
2679/777	11/07/2023	SW	Q	I	01	565,000
GRANTOR: BARRACO KATHERYN						
GRANTEE: WALLICK & VOLK INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 FOP=[YR=2019] W17 S12 E14 U3 R3 N9$ S9 D3 L3 W14 N12 U3 L3 W9 D3 L3 S68 FOP=[YR=2019] S7 E11 S1 E9 N2 FGR=[YR=2019] E18 S2 E12 N23 W31 S21 E1$ W1 N8 W7 S2 W12$ E12 N2 E7 N13 E31 N53$ PTR= E20 FUS=[YR=2019] E15 STR=[YR=2019] N3 E4 S8 W4 N5$ S5 E4 S23 W5 S2 W10 N2 W4 N28$ W20$.

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
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	

LAND DESCRIPTION

TOTAL OB/XF 3,430

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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS