LOT 15
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

**BINKLEY JAYMIE & JEFFREY ET AL/BARRETT CHERYL**
95223 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

**2026**

**30-2N-28-0151-0015-0000**

## NASSAU COUNTY PROPERTY



## 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 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 |

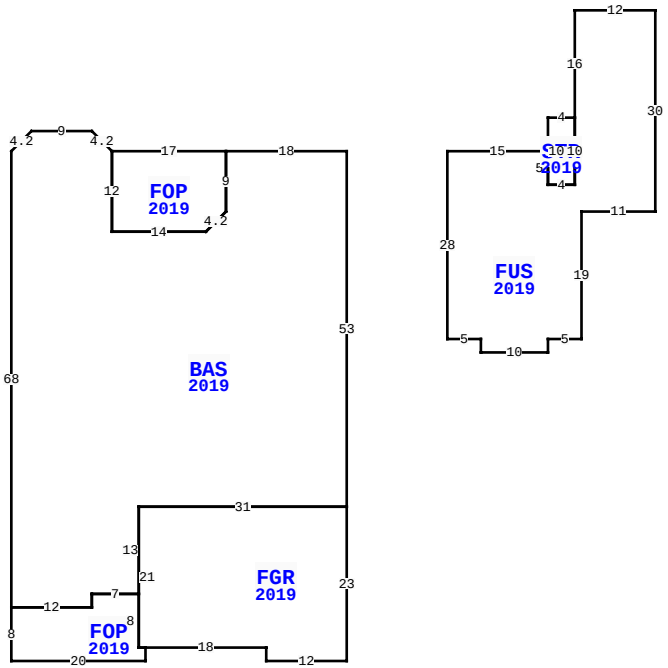
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,758 | 100 | 2019 | 2,758 | 303,944 |
| FGR | 675 | 55 | 2019 | 371 | 40,886 |
| FOP | 168 | 30 | 2019 | 50 | 5,511 |
| FOP | 200 | 30 | 2019 | 60 | 6,612 |
| FUS | 911 | 100 | 2019 | 911 | 100,396 |
| STR | 40 | 10 | 2019 | 4 | 441 |
| TOTALS | 4,752 | | | 4,154 | 457,789 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,154 | 107.6460 | 113.03 | 469,527 | 2019 | 2019 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SINGLE FAM 100% - 2020 Heated Area: 3669 HX Base Yr 2020




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

95223 SNAPDRAGON DR, FERNANDINA BEACH

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 457,789 |
| TOTAL MARKET OB/XF VALUE | | 62,836 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 605,625 |
| SOH/AGL Deduction | | 221,294 |
| ASSESSED VALUE | | 384,331 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 332,920 |
| TOTAL JUST VALUE | | 605,625 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 584,265 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2003745 | SCRN ENCLSR | 9,802 | 05/04/2020 |
| B2001983 | SWIM POOL | 45,723 | 03/04/2020 |
| C1905074 | CO ISSUED | 0 | 09/09/2019 |
| B1905074 | NEW CONSTR | 488,140 | 05/15/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2306/1717 | 9/13/2019 | WD | Q | I | 01 | 401,800 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: BINKLEY JAYMIE & JE | | | | | | |
| 2286/1262 | 6/28/2019 | WD | U | V | 30 | 23,600 |
| GRANTOR: DFH AMELIA LLC | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 0860 | POOL/SPA | 0 | 100 | 28 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2020 | 2020 | 04 | 95 | 47,500 | |
| 8 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 1,039.00 | SF | 18.00 | 18.00 | 100 | 2020 | 2020 | 3 | 82 | 15,336 | |

## BUILDING DIMENSIONS

BAS=[YR=2019] W18 FOP=[YR=2019] W17 S12 E14 U3 R3 N9$ S9 L3 D3 W14 N12 U3 L3 W9 D3 L3 S68 FOP=[YR=2019] S8 E20 N2 FGR=[YR=2019] E18 S2 E12 N23 W31 S21 E1$ W1 N8 W7 S2 W12$ E12 N2 E7 N13 E31 N53$ PTR= E15 FUS=[YR=2019] S28 E5 S2 E10 N2 E5 N19 E11 N30 W12 S16 STR=[YR=2019] W4 S10 E4 N10 $ S10 W4 N5 W15$ W15$.

## LAND DESCRIPTION

TOTAL OB/XF 62,836

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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