LOT 20
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

BRITT MARGARET EDITH & ELLIS FRANCIS JR
95197 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

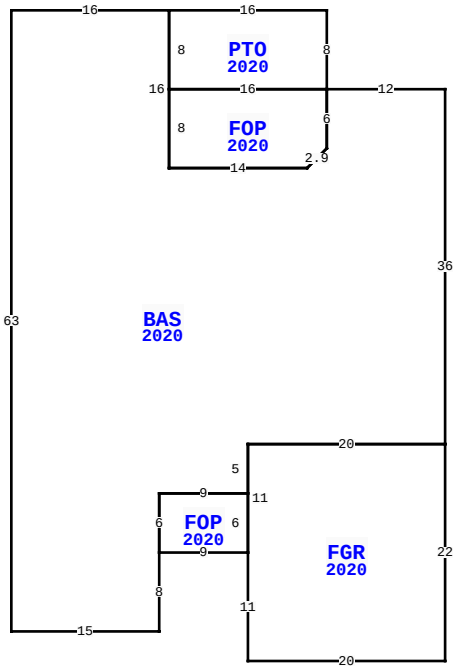
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	2020	1,916	223,163
FGR	440	55	2020	242	28,187
FOP	54	30	2020	16	1,864
FOP	126	30	2020	38	4,426
PTO	128	5	2020	6	699
TOTALS	2,664			2,218	258,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,218	113.1900	118.85	263,609	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2021 Heated Area: 1916 HX Base Yr 2021



95197 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 — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		258,337
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		343,337
SOH/AGL Deduction		96,449
ASSESSED VALUE		246,888
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		195,477
TOTAL JUST VALUE		343,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1913030	CO ISSUED	0	03/20/2020
19013030	NEW CONSTR	260,273	12/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
202645013307	4/28/2026	WD	Q	I	01	390,000
GRANTOR: BAKER GRANT DAVIDSON						
GRANTEE: BRITT MARGARET EDIT						
2351/0920	3/30/2020	WD	Q	I	01	270,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BAKER GRANT DAVIDSO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS2020 =W12 PTO=[YR=2020] N8 W16 S8 E16$ FOP=[YR=2020] W16 S8 E14 U2 R2 N6$ S6 D2 L2 W14 N16 W16 S63 E15 N8 FOP=[YR=2020] E9 FGR=[YR=2020] S11 E20 N22 W20 S11$ N6 W9 S6$ N6 E9 N5 E20 N36$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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