LOT 27
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

TOWSLEY TROY WILLIAM &/GODOI TANIA DO AMARAL ETAL
95171 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

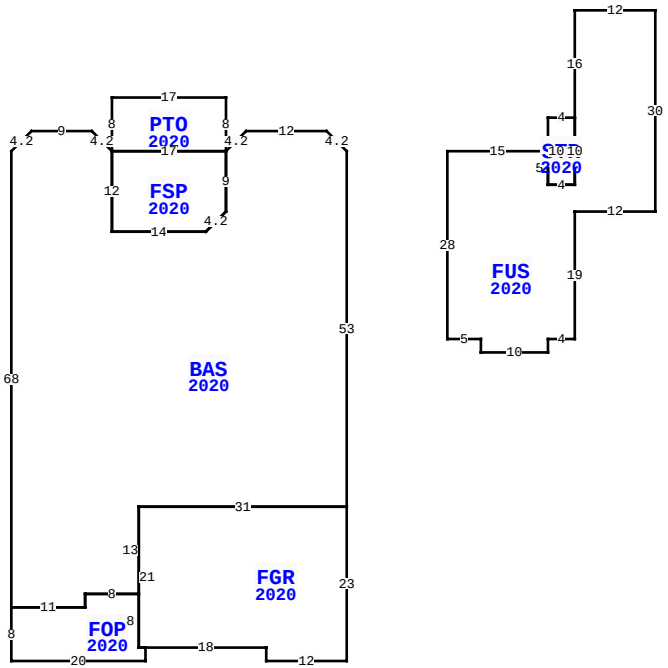
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,801	100	2020	2,801	296,156
FGR	675	55	2020	371	39,226
FOP	170	30	2020	51	5,392
FSP	200	40	2020	80	8,458
FUS	892	100	2020	892	94,313
PTO	136	5	2020	7	740
STR	40	10	2020	4	423
TOTALS	4,914			4,206	444,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,206	102.7488	107.89	453,785	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2022 Heated Area: 3693 HX Base Yr 2022



95171 SNAPDRAGON DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		444,709
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		529,709
SOH/AGL Deduction		85,921
ASSESSED VALUE		443,788
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		392,377
TOTAL JUST VALUE		529,709
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2001212	CO ISSUED	0	06/05/2020
B2001212	NEW CONSTR	492,643	02/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/0491	4/21/2022	WD	U	I	11	100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TOWSLEY TROY W & TA						
2371/1935	6/26/2020	WD	Q	I	01	435,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TOWSLEY TROY WILLIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] U3 L3 W12 D3 L3 PTO=[YR=2020] N8 W17 S8 E17$ FSP=[YR=2020] W17 S12 E14 U3 R3 N9 $ S9 D3 L3 W14 N12 U3 L3 W9 D3 L3 S68 FOP=[YR=2020] S8 E20 N2 FGR=[YR=2020] E18 S2 E12 N23 W31 S21 E1$ W1 N8 W8 S2 W11$ E11 N2 E8 N13 E31 N53$ PTR= E15 FUS=[YR=2020] S28 E5 S2 E10 N2 E4 N19 E12 N30 W12 S16 STR=[YR=2020] W4 S10 E4 N10$ S10 W4 N5 W15$ W15$.

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	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