LOT 31
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

BORDELON MELISSA
8678 RIVERWOOD DR
YULEE, FL 32097

2026

30-2N-28-0151-0031-0000

BUILDING CHARACTERISTICS

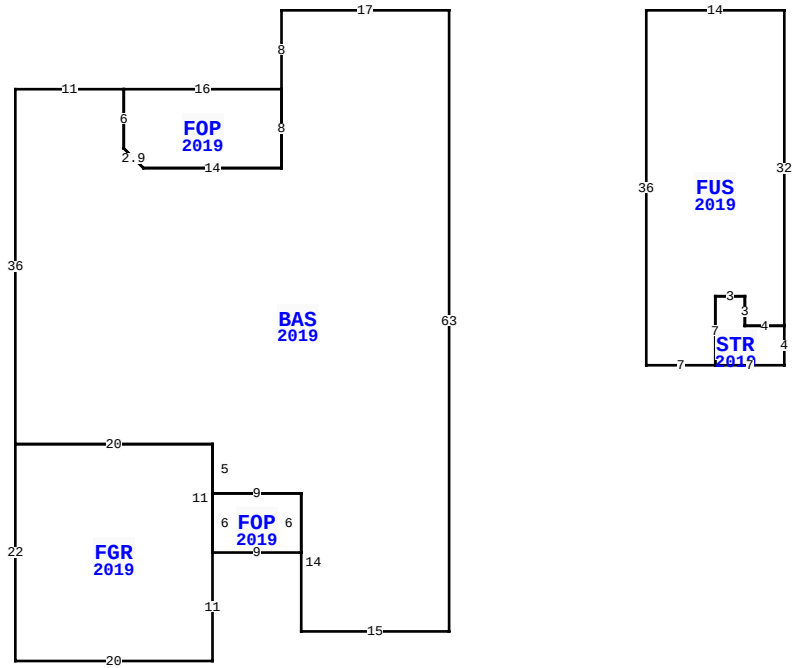
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,924	100	2019	1,924	237,864
FGR	440	55	2019	242	29,919
FOP	54	30	2019	16	1,978
FOP	126	30	2019	38	4,698
FUS	467	100	2019	467	57,736
STR	37	10	2019	4	494
TOTALS	3,048			2,691	332,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,691	120.7584	126.80	341,219	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2024 Heated Area: 2391 HX Base Yr 2024



95155 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		332,689
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		417,689
SOH/AGL Deduction		10,112
ASSESSED VALUE		407,577
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		356,166
TOTAL JUST VALUE		417,689
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807762	CO ISSUED	0	02/04/2019
B1807762	NEW CONSTR	313,243	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2257/1915	2/26/2019	WD	Q	I	01	273,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BORDELON MELISSA &						
2254/1883	2/08/2019	WD	U	V	30	167,500
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 S8 FOP=[YR=2019] W16 S6 D2 R2 E14 N8$ S8 W14 U2 L2 N6 W11 S36 FGR=[YR=2019] S22 E20 N11 FOP=[YR=2019] E9 N6 W9 S6$ N11 W20$ E20 S5 E9 S14 E15 N63$ PTR=E20 FUS=[YR=2019] E14 S32 STR=[YR=2019] S4 W7 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ 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

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