LOT 34
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

FORREST KEVIN DANIEL & SUNNY KAY
95143 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0034-0000

BUILDING CHARACTERISTICS

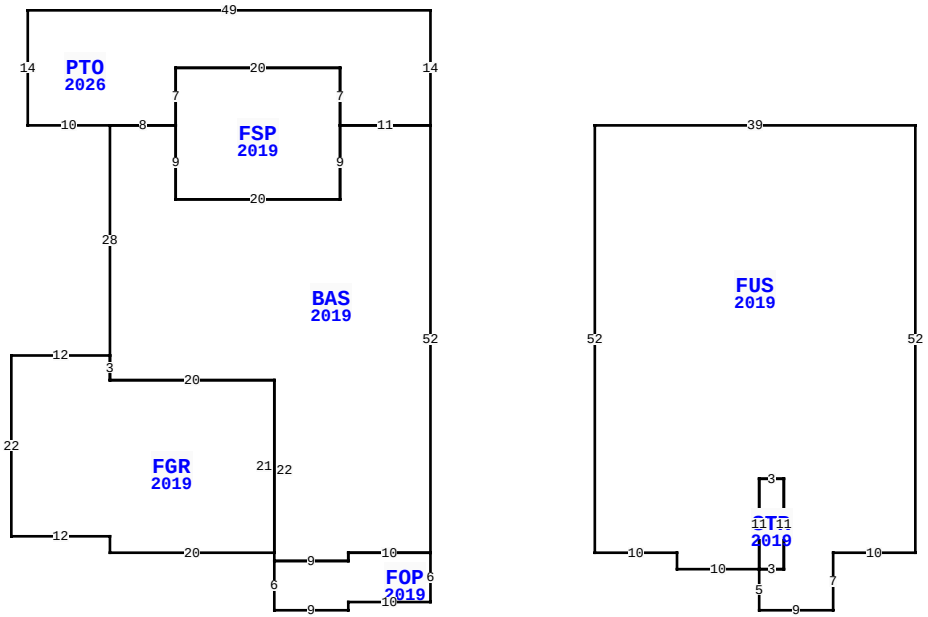
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	1,437	100	2019	1,437	155,020
FGR	684	55	2019	376	40,562
FOP	114	30	2019	34	3,668
FSP	320	40	2019	128	13,809
FUS	2,078	100	2019	2,078	224,169
PTO	546	5	2026	27	2,913
STR	33	10	2019	3	324
TOTALS	5,212			4,083	440,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,083	105.4284	110.70	451,988	2019	2019	0	0	0	2.55	97.45

1 SINGLE FAM 100% - 2024 Heated Area: 3515 HX Base Yr 2024



95143 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		440,462
TOTAL MARKET OB/XF VALUE		6,362
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		531,824
SOH/AGL Deduction		19,916
ASSESSED VALUE		511,908
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		460,497
TOTAL JUST VALUE		531,824
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1808462	CO ISSUED	0	01/07/2019
B1808462	NEW CONSTR	465,448	08/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/196	8/18/2023	WD	Q	I	01	595,000
GRANTOR: SWAYNE MELINDA DOROTH						
GRANTEE: FORREST KEVIN DANIE						
2287/1235	6/24/2019	WD	Q	I	02	376,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SWAYNE MELINDA DORO						

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
2	0911	SCRN RM A	0	100	0	0	411.00	SF	18.00	18.00	100	2026	2021		86	6,362	

BUILDING DIMENSIONS

FUS=[YR=2019;ORIG=20,0] E39 S52 W10 S7 W9 N5 E3 N11 W3 S11 W10 N2 W10 N52 $
BAS=[YR=2019;ORIG=0,0] W11 S9 W20 N9 W8 S28 S3 E20 S22 E9 N1 E10 N52 $
FGR=[YR=2019;ORIG=-39,28] W12 S22 E12 S2 E20 N21 W20 N3 $
FSP=[YR=2019;ORIG=-11,0] N7 W20 S7 S9 E20 N9 $
FOP=[YR=2019;ORIG=-19,53] S6 E9 N1 E10 N6 W10 S1 W9 $
STR=[YR=2019;ORIG=40,54] N11 E3 S11 W3 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2026;ORIG=0,-14] W49 S14 E10 E8 N7 E20 S7 E11 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,362

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