

LOT 35
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

SCHUELKE DAVID LEE & PAULA LYNN REV TRUST/SCHUELKE
95139 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	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	0	0 100
Units	0	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	2,494	100	2018	2,494	296,314
FGR	622	55	2018	342	40,633
FOP	65	30	2018	20	2,376
FOP	208	30	2018	62	7,366
PTO	176	5	2018	9	1,069
TOTALS	3,565			2,927	347,759

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0911	SCRN RM A	0 100	22	8	176.00	SF	18.00	18.00	100	2018
8	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,927	117.2556	123.12	360,372	2018	2018	0	0	3.50	96.50
1 SINGLE FAM 100% - 2019 Heated Area: 2494 HX Base Yr 2019											
95139 SNAPDRAGON DR, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		347,759	
TOTAL MARKET OB/XF VALUE		4,284	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		437,043	
SOH/AGL Deduction		131,654	
ASSESSED VALUE		305,389	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		253,978	
TOTAL JUST VALUE		437,043	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		437,698	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1802113	CO ISSUED	0	06/29/2018
B1802113	NEW CONSTR	324,658	02/28/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2651/533	6/02/2023	WD U	I	I	11	100
GRANTOR: SCHUELKE DAVID & PAUL						
GRANTEE: SCHUELKE DAVID LEE						
2209/1022	6/29/2018	WD Q	I	I	02	346,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SCHUELKE DAVID & PA						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W11 PTO=[YR=2018] N8 W22 S8 FOP=[YR=2018] S13 E16 N13 W16\$ E22\$ W6 S13 W16 N13 W17 S67 E2 S1 E10 N1 E1 FOP=[YR=2018] S1 E9 N1 FGR=[YR=2018] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$.											