LOT 36
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

ALBRITTON KORTNEYE &/GILL NICHOLAS
95135 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0036-0000

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		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

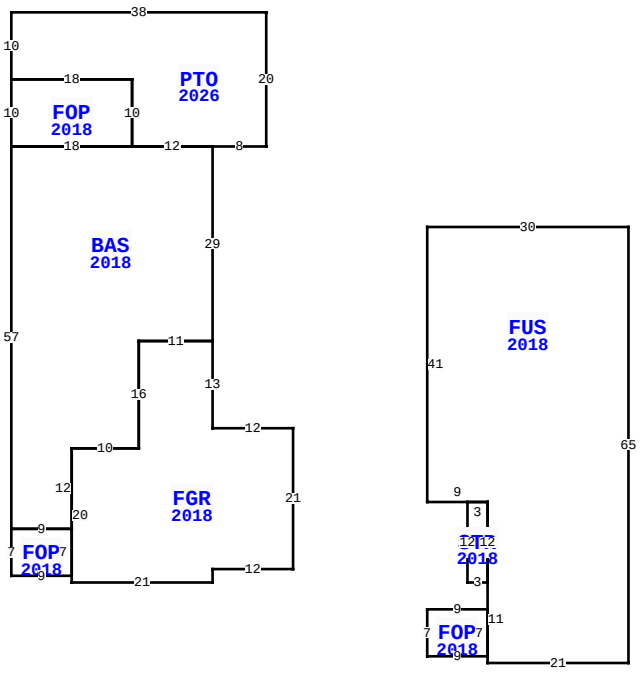
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,282	100	2018	1,282	144,857
FGR	848	55	2018	466	52,655
FOP	63	30	2018	19	2,147
FOP	63	30	2018	19	2,147
FOP	180	30	2018	54	6,102
FUS	1,734	100	2018	1,734	195,929
PTO	580	5	2026	29	3,277
STR	36	10	2018	4	452
TOTALS	4,786			3,607	407,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,607	110.3760	115.89	418,015	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2021 Heated Area: 3016 HX Base Yr 2021



95135 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		407,565
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		492,565
SOH/AGL Deduction		148,914
ASSESSED VALUE		343,651
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		292,240
TOTAL JUST VALUE		492,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		476,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1808352	CO ISSUED	0	01/31/2019
B1808352	NEW CONSTR	402,278	08/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/0998	12/31/2020	WD	Q	I	01	379,000
GRANTOR: WILKINS SETH A & AMY						
GRANTEE: ALBRITTON KORTNEYE						
2311/1161	9/26/2019	WD	Q	I	01	338,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WILKINS SETH A & AM						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2018;ORIG=20,-30] E30 S65 W21 N1 N11 N12 W9 N41 $
BAS=[YR=2018;ORIG=-12,-13] N29 W12 W18 S57 E9 N12 E10 N16 E11 $
FGR=[YR=2018;ORIG=0,0] W12 N13 W11 S16 W10 S20 E21 N2 E12 N21 $
FOP=[YR=2018;ORIG=-24,-42] N10 W18 S10 E18 $
FOP=[YR=2018;ORIG=-42,15] S7 E9 N7 W9 $
FOP=[YR=2018;ORIG=29,34] W9 N7 E9 S7 $
STR=[YR=2018;ORIG=29,23] W3 N12 E3 S12 $
PTR=[ORIG=0,0] E20 N30 S30 W20 $
PTO=[YR=2026;ORIG=-42,-52] E18 S10 E12 E8 N20 W38 S10 $
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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