

LOT 38
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

TEAGUE SHERRY/KORNETTI DIANA
95127 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0038-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	31	HARDIE BRD 100	0100	01	2,492	118.0368	123.94	308,858	2019	2019	0	0	0	2.50	97.50	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2020														Heated Area: 2200												
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2020												
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 70																											
Interior Floo	14	CARPET 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		5 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 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	2,200	100	2019	2,200	265,851																								
FGR	399	55	2019	219	26,464																								
FOP	120	30	2019	36	4,350																								
FOP	122	30	2019	37	4,471																								
TOTALS			2,841		2,492	301,137																							
EXTRA FEATURES						95127 SNAPDRAGON DR, FERNANDINA BEACH												BLD DATE 03/29/2023 NW LGL DATE 04/23/2025 MLU											
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													
4	0911	SCRN RM A	0 100	48	23	1,104.00	SF	18.00	18.00	100	2019	2019	3	78	15,500														
5	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500														
TOTAL OB/XF 63,000																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																													