

LOGGINS NICOLE LAURAN
95119 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

30-2N-28-0151-0040-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03HARDIE BRD 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type03COMP SHNGL 100 DRYWALL 100 CLAY TILE 60 CARPET 40 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame3 100 2 100 WOOD FRAME 100

Stories Units Occupancy1. 1. 100 0 100 NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4067.100

TOTALS2,5942,237272,896

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

40911SCRN RM A0100001,300.00SF18.0018.001002019201937818,252

50860POOL/SPA0100001.00UT50,000.0050,000.0010020192019049547,500

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSDUNIT TYPEDTDPHT FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CRES100RSF-20.000.001.00LT1.001.001.0085,000.0085,000.0085,000

REVIEW DATE01/01/2023BY CDTotal Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,237119.1582125.12279,89320192019002.5097.50

1 SINGLE FAM 100% - 2026Heated Area: 1926HX Base Yr 2026

FOP 2019

BAS 2019

FGR 2019

FOP 2019

BLD DATE03/29/2023NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/23/2025MLU

95119 SNAPDRAGON DR, FERNANDINA BEACHFLA 32034

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE272,896

TOTAL MARKET OB/XF VALUE65,752

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE423,648

SOH/AGL Deduction107,365

ASSESSED VALUE316,283

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE264,872

TOTAL JUST VALUE423,648

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE414,298

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYI / I RSNCD SALE PRICE

2771/9523/03/2025WDQI01490,000

GRANTOR: TORRES NOEL & AMERICA

GRANTEE: LOGGINS NICOLE LAUR

2256/11682/19/2019WDQI01343,200

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: TORRES NOEL & AMERI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W6 U3L3 W7 D3L3 W3 W12 W3 U3L3 W7 D3L3 S46 E2 E10 N5 E7 E11 N11 E16 N6 E4 N24 \$

FGR=[YR=2019;ORIG=-20,41] S10 E20 N27 W4 S6 W16 S11 \$

FOP=[YR=2019;ORIG=-22,0] N10 W12 S10 E12 \$

FOP=[YR=2019;ORIG=-48,46] S3 E8 S2 E9 N10 W7 S5 W10 \$