

LOT 60
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

MONTEER CRYSTAL & LARRY
95330 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0060-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,756	100	2020	2,756	298,609
FGR	675	55	2020	371	40,198
FOP	90	30	2020	27	2,925
FSP	200	40	2020	80	8,668
TOTALS	3,721			3,234	350,400

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

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

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
0100	01	3,234	105.2940	110.56	357,551	2020	2020	0	0	2.00	98.00																	
1 SINGLE FAM 100% - 2021 Heated Area: 2756 HX Base Yr 2021																												
95330 SNAPDRAGON DR, FERNANDINA BEACH																												
<table><tr><td>BLD DATE</td><td>03/29/2023</td><td>NW</td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td></td><td>LAND DATE</td><td>04/23/2025</td></tr><tr><td>INC DATE</td><td></td><td></td><td>AG DATE</td><td>MLU</td></tr></table>														BLD DATE	03/29/2023	NW	LGL DATE		XF DATE			LAND DATE	04/23/2025	INC DATE			AG DATE	MLU
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TOTAL OB/XF 3,430													
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
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00

TOTAL OB/XF 3,430													
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
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		350,400	
TOTAL MARKET OB/XF VALUE		3,430	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		438,830	
SOH/AGL Deduction		118,441	
ASSESSED VALUE		320,389	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		263,978	
TOTAL JUST VALUE		438,830	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		434,732	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1911034	CO ISSUED	0	02/19/2020
B1911034	NEW CONSTR	377,237	10/21/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2875/0132	6/05/2026	WD	Q	I	01	534,900
GRANTOR: GREGORY ALVONIA LOUIS						
GRANTEE: MONTEER CRYSTAL & L						
2344/0626	2/28/2020	WD	Q	I	01	352,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GREGORY ALVONIA L I						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2020] W18 FSP=[YR=2020] W17 S12 E14 U3 R3 N9\$ S9 D3 L3 W14 N12 U3 L3 W9 D3 L3 S68 E10 FOP=[YR=2020] S8 E10 N2 FGR=[YR=2020] E18 S2 E12 N23 W31 S21 E1\$ W1 N8 W8 S2 W1\$ E1 N2 E8 N13 E31 N53\$.													

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