

LOT 61
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

LAMBERT PAULA L/E/TEBBUTT GREGORY L/E
95334 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0061-0000



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	16	WD FR STUC 100	0100	01	3,259	105.6804	110.96	361,619	2020	2020	0	0	0	2.50	97.50	STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2021												Heated Area: 2801 HX Base Yr 2021													
Roof Cover	03	COMP SHNGL 100															Tax Group: 4						Tax Dist:					
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE						352,579					
Interior Floo	13	LVT/LAMNT 70															TOTAL MARKET OB/XF VALUE						63,795					
Interior Floo	14	CARPET 30															TOTAL LAND VALUE - MARKET						85,000					
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE						501,374					
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction						212,525					
Bedrooms		3 100															ASSESSED VALUE						288,849					
Bathrooms		3 100															TOTAL EXEMPTION VALUE						HX HB 51,411					
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE						237,438					
Stories	1.	1. 100	TOTAL JUST VALUE						501,374																			
Units	0	0 100	NCON VALUE						0																			
Occupancy	00	NONE 100	INCOME VALUE																									
			PREVIOUS YEAR MKT VALUE						480,127																			