LOT 66
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

ROBERTS SEAN ANTHONY & MACKENZIE TRUJILLO
95343 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0066-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

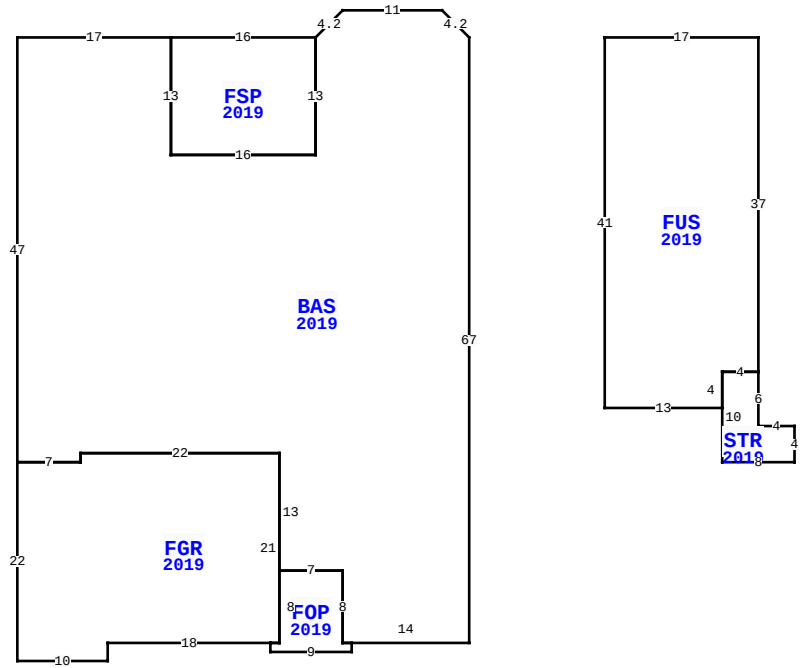
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,526	100	2019	2,526	283,956
FGR	622	55	2019	342	38,445
FOP	65	30	2019	20	2,248
FSP	208	40	2019	83	9,330
FUS	681	100	2019	681	76,553
STR	56	10	2019	6	674
TOTALS	4,158			3,658	411,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,658	110.3760	115.89	423,926	2019	2019	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2025 Heated Area: 3207 HX Base Yr 2025



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE 04/23/2025 MLU
INC DATE			AG DATE

95343 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		411,208
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		496,208
SOH/AGL Deduction		87,041
ASSESSED VALUE		409,167
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		357,756
TOTAL JUST VALUE		496,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1812234	CO ISSUED	0	03/29/2019
18012234	NEW CONSTR	423,678	12/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2738/254	9/06/2024	WD	Q	I	01	560,000
GRANTOR: TODD JOHN D JR & CRYS						
GRANTEE: ROBERTS SEAN ANTHON						
2392/1741	9/15/2020	WD	Q	I	02	393,000
GRANTOR: THOMAS REID W & ASHLE						
GRANTEE: TODD JOHN D JR & CR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W11 D3 L3 FSP=[YR=2019] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2019] S22 E10 N2 E18 FOP=[YR=2019] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E14 N67$ PTR= E15 FUS=[YR=2019] E17 S37 STR=[YR=2019] S6 E4 S4 W8 N10 E4$ W4 S4 W13 N41$ W15$.

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