LOT 71
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

QUINN FAMILY TRUST/QUINN FREDERICK J P III CO-TRUS
95323 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0071-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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

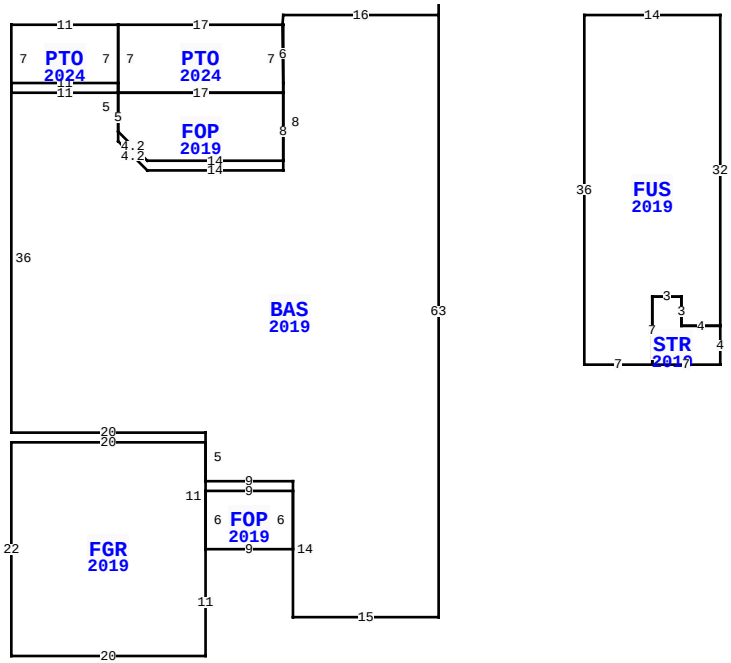
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,895	100	2019	1,895	234,279
FGR	440	55	2019	242	29,919
FOP	54	30	2019	16	1,978
FOP	132	30	2019	40	4,945
FUS	467	100	2019	467	57,736
PTO	77	5	2024	4	494
PTO	119	5	2024	6	742
STR	37	10	2019	4	494
TOTALS	3,221			2,674	330,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,674	120.7584	126.80	339,063	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2023 Heated Area: 2362 HX Base Yr 2023



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

95323 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		330,586
TOTAL MARKET OB/XF VALUE		2,500
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		418,086
SOH/AGL Deduction		178,589
ASSESSED VALUE		239,497
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		188,086
TOTAL JUST VALUE		418,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002733	ADDITION	2,500	03/28/2023
C1807693	CO ISSUED	0	03/05/2019
B1807693	NEW CONSTR	313,243	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2708/1320	4/17/2024	QC	U	I	11	100
GRANTOR: QUINN FREDERICK JP &						
GRANTEE: QUINN FAMILY TRUST						
2588/0943	8/30/2022	WD	Q	I	01	470,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: QUINN FREDERICK JP						

BUILDING NOTES

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
4	0912	SCRN RM G	1	100	0	0	128.00	SF	21.00	21.00	100	2023	2023		93	2,500	

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W16 D1L0.1 D6R0.1 S8 W14 U3L3 N5 W11 S36 E20 S5 E9 S14 E15 N63 $
FUS=[YR=2019;ORIG=15,0] E14 S32 W4 N3 W3 S7 W7 N36 $
FGR=[YR=2019;ORIG=-44,44] S22 E20 N11 N11 W20 $
FOP=[YR=2019;ORIG=-16,8] W17 S5 D3R3 E14 N8 $
FOP=[YR=2019;ORIG=-24,55] E9 N6 W9 S6 $
STR=[YR=2019;ORIG=29,32] S4 W7 N7 E3 S3 E4 $
PTR=[ORIG=0,0] E15 W15 $
PTO=[YR=2024;ORIG=-33,1] E17 S7 W17 N7 $
PTO=[YR=2024;ORIG=-44,1] E11 S7 W11 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,500

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