LOT 74
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

PINILLA MARCELA D TRUST FUND
95311 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0074-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

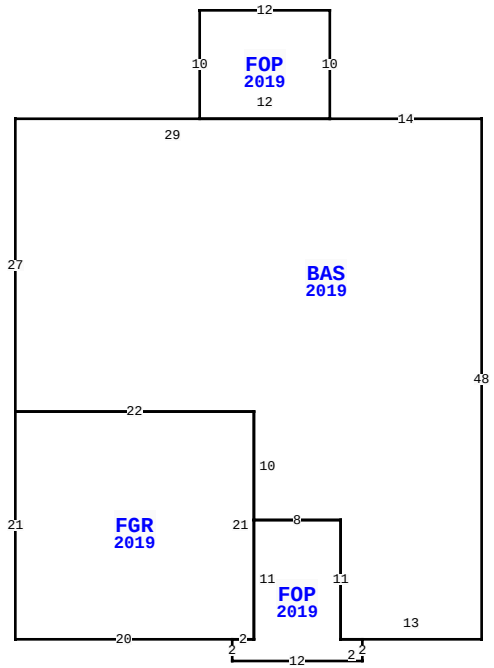
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,514	100	2019	1,514	191,707
FGR	462	55	2019	254	32,162
FOP	112	30	2019	34	4,306
FOP	120	30	2019	36	4,558
TOTALS	2,208			1,838	232,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,838	123.6900	129.87	238,701	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2023 Heated Area: 1514 HX Base Yr 2023



95311 SNAPDRAGON DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,733
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		317,733
SOH/AGL Deduction		11,189
ASSESSED VALUE		306,544
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		255,133
TOTAL JUST VALUE		317,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905849	CO ISSUED	0	12/18/2019
B1905849	NEW CONSTR	215,304	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2571/1306	6/16/2022	SW	Q	I	02	434,000
GRANTOR: RICHARDS SHELBY J						
GRANTEE: PINILLA MARCELA D T						
2358/0717	4/30/2020	WD	Q	I	01	230,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RICHARDS SHELBY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FOP=[YR=2019] N10 W12 S10 E12$ W29 S27
FGR=[YR=2019] S21 E20 FOP=[YR=2019] S2 E12 N2 W2 N11 W8 S11 W2$ E2 N21 W22$ E22 S10 E8 S11 E13 N48$.

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