LOT 79
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

EDGINGTON MATTHEW C
95279 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0079-0000

BUILDING CHARACTERISTICS

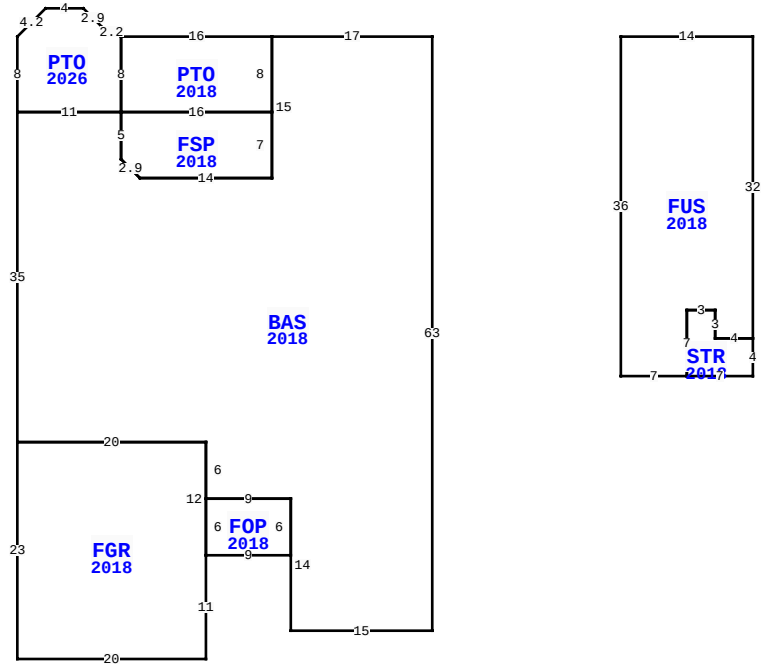
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,920	100	2018	1,920	220,817
FGR	460	55	2018	253	29,098
FOP	54	30	2018	16	1,840
FSP	110	40	2018	44	5,060
FUS	467	100	2018	467	53,709
PTO	128	5	2018	6	690
PTO	110	5	2026	6	690
STR	37	10	2018	4	460
TOTALS	3,286			2,716	312,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,716	113.5008	119.18	323,693	2018	2018	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2024 Heated Area: 2387 HX Base Yr 2024



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

95279 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		312,364
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		397,364
SOH/AGL Deduction		8,518
ASSESSED VALUE		388,846
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		337,435
TOTAL JUST VALUE		397,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007698	CO ISSUED	0	07/30/2018
B1801590	NEW CONSTR	301,277	02/14/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2682/1230	12/04/2023	WD	Q	I	01	460,000
GRANTOR: WATKINS LIVING TRUST						
GRANTEE: EDGINGTON MATTHEW C						
2640/679	5/11/2023	WD	U	I	11	100
GRANTOR: WATKINS JUSTIN K & KE						
GRANTEE: WATKINS LIVING TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W17 S15 W14 U2L2 N5 W11 S35 E20 S6 E9 S14 E15 N63 $
FUS=[YR=2018;ORIG=20,0] E14 S32 W4 N3 W3 S7 W7 N36 $
FGR=[YR=2018;ORIG=-44,43] S23 E20 N11 N12 W20 $
PTO=[YR=2018;ORIG=-17,0] W16 S8 E16 N8 $
FSP=[YR=2018;ORIG=-33,8] S5 D2R2 E14 N7 W16 $
FOP=[YR=2018;ORIG=-24,55] E9 N6 W9 S6 $
STR=[YR=2018;ORIG=34,32] S4 W7 N7 E3 S3 E4 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2026;ORIG=-33,8] W11 N8 U3R3 E4 D2R2 D1R2 S8 $
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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