LOT 103
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

SADLER JAMES W/SMITH HELEN ELIZABETH
95128 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0103-0000

BUILDING CHARACTERISTICS

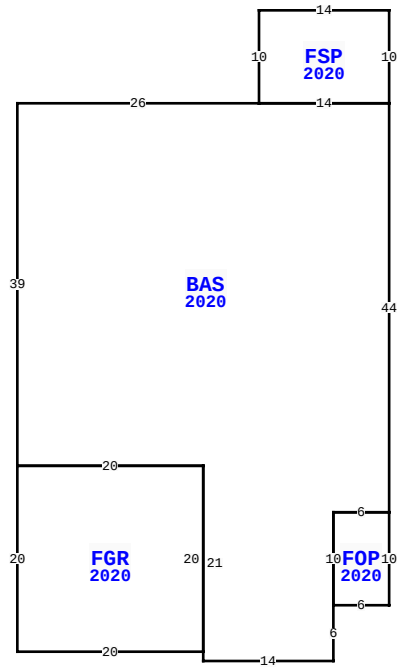
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,884	100	2020	1,884	230,402
FGR	400	55	2020	220	26,905
FOP	60	30	2020	18	2,201
FSP	140	40	2020	56	6,848
TOTALS	2,484			2,178	266,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,178	118.8495	124.79	271,793	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2026 Heated Area: 1884 HX Base Yr 2026



95128 SNAPDRAGON DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		266,357
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		351,357
SOH/AGL Deduction		0
ASSESSED VALUE		351,357
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		299,946
TOTAL JUST VALUE		351,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906863	CO ISSUED	0	01/16/2020
B1906863	NEW CONSTR	254,931	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2791/1224	5/28/2025	WD	Q	I	01	447,000
GRANTOR: CRISAFULLI KATHRYN MA						
GRANTEE: SADLER JAMES W						
2395/0898	9/17/2020	WD	Q	I	01	261,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CRISAFULLI KATHRYN						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W14 S10 BAS=[YR=2020] W26 S39 FGR=[YR=2020] S20 E20 N20 W20$ E20 S21 E14 N6 FOP=[YR=2020] E6 N10 W6 S10$ N10 E6 N44 W14$ E14 N10$.

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	000134	C	RES POND	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