LOT 124
IN OR 2209/558
AMELIA CONCOURSE SUB PHASE 2

KEBART SUSAN MARIE
95302 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0124-0000

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

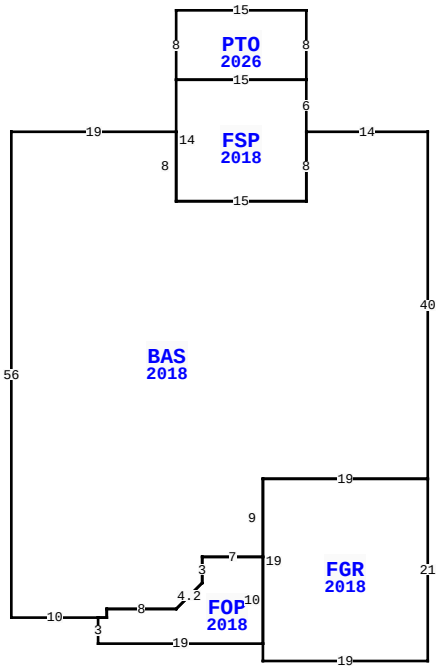
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,200	100	2018	2,200	252,964
FGR	399	55	2018	219	25,181
FOP	122	30	2018	37	4,254
FSP	210	40	2018	84	9,658
PTO	120	5	2026	6	690
TOTALS	3,051			2,546	292,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,546	112.8960	118.54	301,803	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2019 Heated Area: 2200 HX Base Yr 2019



95302 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		292,749
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		377,749
SOH/AGL Deduction		118,187
ASSESSED VALUE		259,562
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		203,151
TOTAL JUST VALUE		377,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C180651	CO ISSUED	0	06/21/2018
B180651	NEW CONSTR	282,175	01/22/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2209/0558	6/29/2018	WD	Q	I	01	281,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KEBART SUSAN MARIE						
2183/1672	3/13/2018	WD	U	V	11	100
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

EXTRA FEATURES

L N	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

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W14 S8 W15 N8 W19 S56 E10 E1 N1 E8
U3R3 N3 E7 N9 E19 N40 $
FGR=[YR=2018;ORIG=-19,59] S2 E19 N21 W19 S19 $
FSP=[YR=2018;ORIG=-14,0] N6 W15 S14 E15 N8 $
FOP=[YR=2018;ORIG=-38,56] S3 E19 N10 W7 S3 D3L3 W8 S1 W1 $
PTO=[YR=2026;ORIG=-29,-6] E15 N8 W15 S8 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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