LOT 125
IN OR 2251/608
AMELIA CONCOURSE SUB PHASE 2

MCGOVERN ELIZABETH/MCGOVERN HARRY J & MARGARET ANN
95298 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0125-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

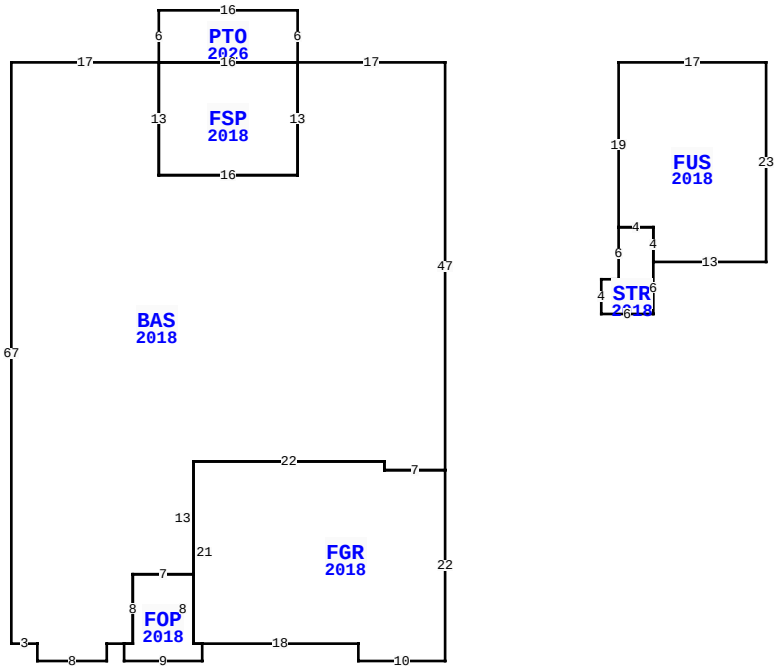
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,500	100	2018	2,500	291,461
FGR	622	55	2018	342	39,872
FOP	74	30	2018	22	2,565
FSP	208	40	2018	83	9,677
FUS	375	100	2018	375	43,719
PTO	96	5	2026	5	583
STR	48	10	2018	5	583
TOTALS	3,923			3,332	388,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,332	114.4710	120.19	400,473	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2026 Heated Area: 2875 HX Base Yr 2026



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

95298 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		388,459
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		473,459
SOH/AGL Deduction		0
ASSESSED VALUE		473,459
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		422,048
TOTAL JUST VALUE		473,459
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803181	CO ISSUED	0	09/24/2018
18003181	NEW CONSTR	378,735	05/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2251/0608	1/24/2019	WD	Q	I	02	325,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MCGOVERN ELIZABETH						
2206/1880	6/27/2018	WD	U	V	30	324,200
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] W17 S13 W16 N13 W17 S67 E3 S2 E8 N2 E2 E1 N8 E7 N13 E22 S1 E7 N47 $
FGR=[YR=2018;ORIG=-28,67] E18 S2 E10 N22 W7 N1 W22 S21 E1 $
FUS=[YR=2018;ORIG=20,0] E17 S23 W13 N4 W4 N19 $
FSP=[YR=2018;ORIG=-17,0] W16 S13 E16 N13 $
FOP=[YR=2018;ORIG=-37,67] S2 E9 N2 W1 N8 W7 S8 W1 $
STR=[YR=2018;ORIG=24,23] S6 W6 N4 E2 N6 E4 S4 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2026;ORIG=-33,0] E16 N6 W16 S6 $
.

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