LOT 130
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

LLARENA ALEX & PATSY A
95274 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0130-0000

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 100
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

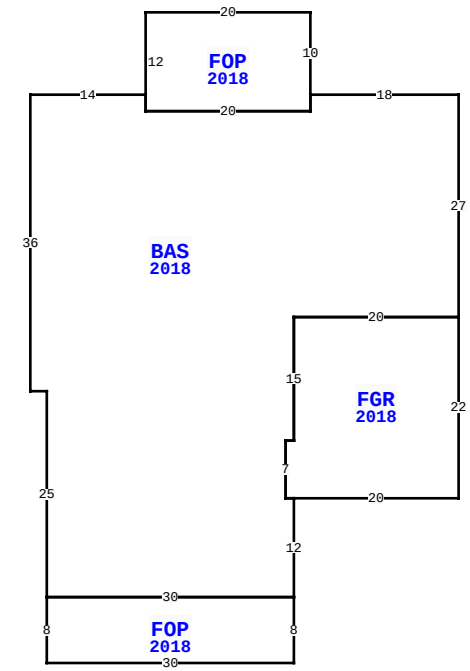
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,395	100	2018	2,395	292,601
FGR	447	55	2018	246	30,054
FOP	240	30	2018	72	8,796
FOP	240	30	2018	72	8,796
TOTALS	3,322			2,785	340,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,785	119.9520	125.95	350,771	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2021 Heated Area: 2395 HX Base Yr 2021



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

95274 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		340,248
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		425,248
SOH/AGL Deduction		211,230
ASSESSED VALUE		214,018
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		162,607
TOTAL JUST VALUE		425,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003919	CO ISSUED	0	04/18/2018
B1709781	NEW CONSTR	309,705	11/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2409/1083	11/18/2020	WD	Q	I	01	321,000
GRANTOR: JOHNSON BRAD						
GRANTEE: LLARENA ALEX & PATS						
2327/0957	12/20/2019	WD	Q	I	01	310,000
GRANTOR: GREEN ROBERT LEROY II						
GRANTEE: JOHNSON BRAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FOP=[YR=2018] N10 W20 S12 E20 N2$ S2 W20 N2 W14 S36 E2 S25 FOP=[YR=2018] S8 E30 N8 W30$ E30 N12 FGR=[YR=2018] E20 N22 W20 S15 W1 S7 E1$ W1 N7 E1 N15 E20 N27$.

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 05/07/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS