LOT 132
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

HAWKINS KEITH PHILIP & TANYA DIANE
2157 EAGLE CREEK LN
DECATUR, GA 30033

2026

30-2N-28-0151-0132-0000

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	13	LVT/LAMNT 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

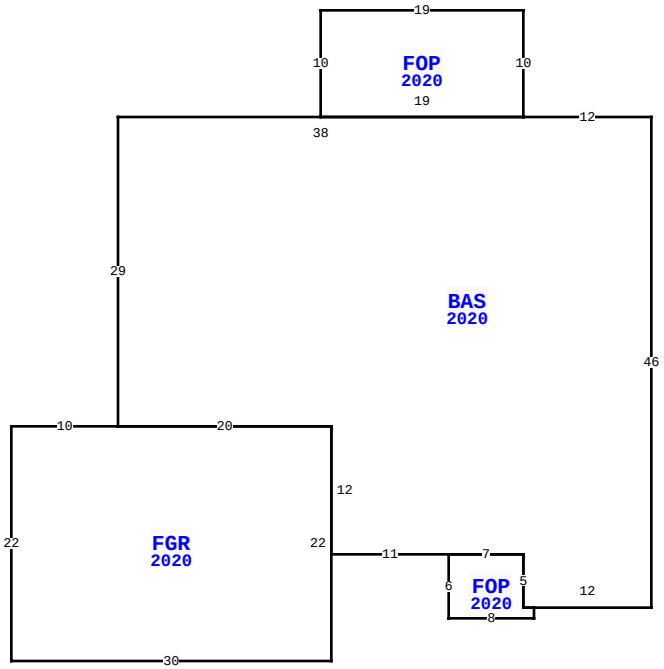
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	2020	1,870	217,805
FGR	660	55	2020	363	42,280
FOP	43	30	2020	13	1,514
FOP	190	30	2020	57	6,639
TOTALS	2,763			2,303	268,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,303	113.1900	118.85	273,712	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2023 Heated Area: 1870 HX Base Yr 2023



95208 SNAPDRAGON DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,238
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		353,238
SOH/AGL Deduction		7,097
ASSESSED VALUE		346,141
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		294,730
TOTAL JUST VALUE		353,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1911071	CO ISSUED	0	03/05/2020
B1911071	NEW CONSTR	267,816	10/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2870/1731	5/26/2026	WD	Q	I	01	465,000
GRANTOR: HOBBS TROY A & COLLEE						
GRANTEE: HAWKINS KEITH PHILI						
2362/0437	5/15/2020	WD	Q	I	02	286,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HOBBS TROY A & COLL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 FOP=[YR=2020] N10 W19 S10 E19$ W38 S29
FGR=[YR=2020] W10 S22 E30 N22 W20$ E20 S12 E11 FOP=[YR=2020]
S6 E8 N1 W1 N5 W7$ E7 S5 E12 N46$.

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