LOT 136
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

BUSBY WILLIAM T & TERESA M
95182 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0136-0000

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

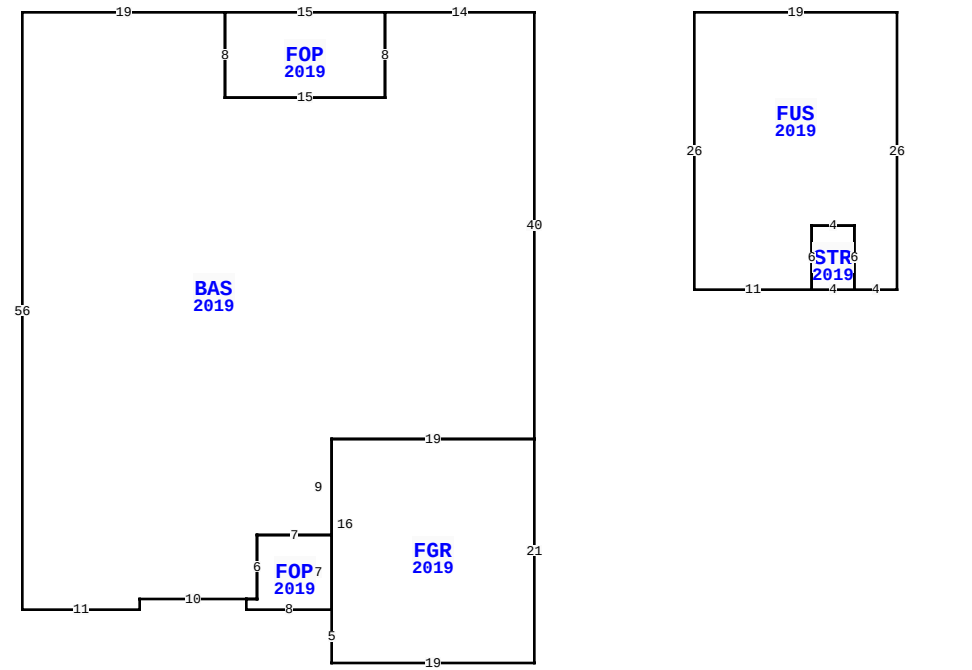
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100	2019	2,204	249,874
FGR	399	55	2019	219	24,828
FOP	50	30	2019	15	1,700
FOP	120	30	2019	36	4,081
FUS	470	100	2019	470	53,286
STR	24	10	2019	2	227
TOTALS	3,267			2,946	333,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,946	110.7414	116.28	342,561	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2022 Heated Area: 2674 HX Base Yr 2022



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

95182 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		333,997
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		418,997
SOH/AGL Deduction		32,949
ASSESSED VALUE		386,048
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		334,637
TOTAL JUST VALUE		418,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1901796	CO ISSUED	0	05/30/2019
19001796	NEW CONSTR	346,626	02/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2452/1939	3/30/2021	WD	Q	I	01	405,000
GRANTOR: FAVIANO VINCENT J & A						
GRANTEE: BUSBY WILLIAM T & T						
2289/1176	6/18/2019	WD	Q	I	02	309,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FAVIANO VINCENT J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FOP=[YR=2019] W15 S8 E15 N8$ S8 W15 N8 W19 S56 E11 N1 E10 FOP=[YR=2019] S1 E8 FGR=[YR=2019] S5 E19 N21 W19 S16$ N7 W7 S6 W1$ E1 N6 E7 N9 E19 N40$ PTR= E15 FUS=[YR=2019] E19 S26 W4 STR=[YR=2019] W4 N6 E4 S6$ N6 W4 S6 W11 N26$ W15$.

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

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