LOT 138
IN OR 2213/1542
AMELIA CONCOURSE SUB PHASE 2

SULFARO BARBARA ANN
95168 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0138-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

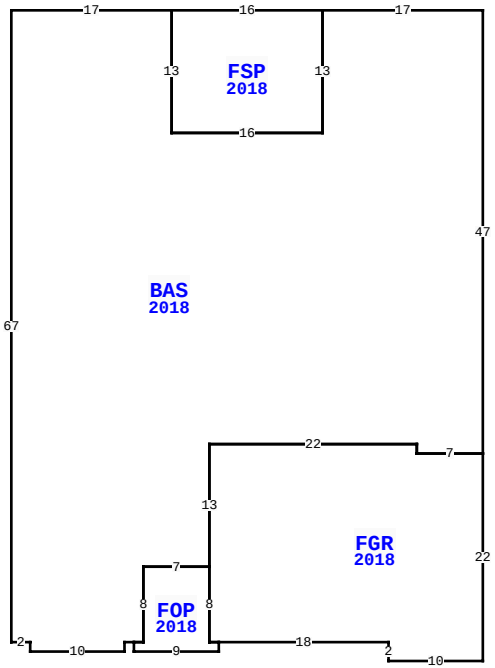
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,494	100	2018	2,494	296,314
FGR	622	55	2018	342	40,633
FOP	65	30	2018	20	2,376
FSP	208	40	2018	83	9,861
TOTALS	3,389			2,939	349,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,939	117.2556	123.12	361,850	2018	2018	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2020 Heated Area: 2494 HX Base Yr



95168 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		349,185
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		481,685
SOH/AGL Deduction		154,221
ASSESSED VALUE		327,464
TOTAL EXEMPTION VALUE	13	327,464
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		481,685
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1809116	SWIM POOL	35,400	12/01/2018
18007358	CO ISSUED	0	07/19/2018
B1802008	NEW CONSTR	324,356	02/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2213/1542	7/23/2018	WD	Q	I	01	292,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SULFARO BARBARA ANN						
2183/1672	3/13/2018	WD	U	V	11	100
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

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
2	0860	POOL/SPA	0	100	13	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W17 S13 W16 N13 W17 S67 E2 S1 E10 N1 E1 E1 N8 E7 N13 E22 S1 E7 N47 $
FGR=[YR=2018;ORIG=-28,67] E18 S2 E10 N22 W7 N1 W22 S13 S8 E1 $
FSP=[YR=2018;ORIG=-17,0] W16 S13 E16 N13 $
FOP=[YR=2018;ORIG=-37,67] S1 E9 N1 W1 N8 W7 S8 W1 $
.

LAND DESCRIPTION

TOTAL OB/XF 47,500

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