LOT 140
IN OR 2239/1491
AMELIA CONCOURSE SUB PHASE 2

ROBERTSON SABRINA & JAY
95158 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0140-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

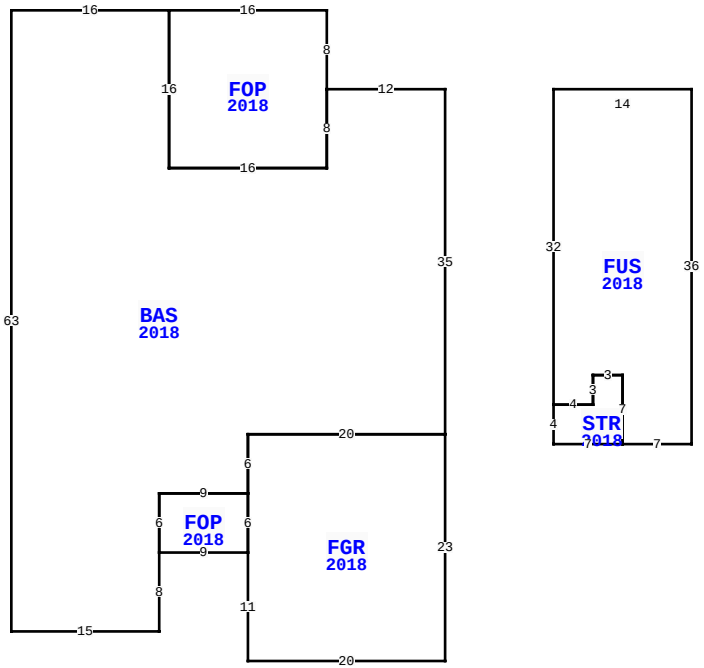
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,894	100	2018	1,894	227,884
FGR	460	55	2018	253	30,441
FOP	54	30	2018	16	1,925
FOP	256	30	2018	77	9,264
FUS	467	100	2018	467	56,189
STR	37	10	2018	4	481
TOTALS	3,168			2,711	326,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,711	118.1376	124.04	336,272	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2019 Heated Area: 2361 HX Base Yr 2019



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

95158 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		326,184
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		461,184
SOH/AGL Deduction		169,796
ASSESSED VALUE		291,388
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		239,977
TOTAL JUST VALUE		461,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001395	SWIM POOL	56,790	01/24/2022
18010541	CO ISSUED	0	10/18/2018
18005888	NEW CONSTR	310,878	06/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2239/1491	11/21/2018	WD	Q	I	01	280,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ROBERTSON SABRINA &						
2206/1880	6/27/2018	WD	U	V	30	324,200
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
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W12 S8 W16 N16 W16 S63 E15 N8 N6 E9 N6 E20 N35 $
FUS=[YR=2018;ORIG=11,0] E14 S36 W7 N7 W3 S3 W4 N32 $
FGR=[YR=2018;ORIG=-20,47] S11 E20 N23 W20 S6 S6 $
FOP=[YR=2018;ORIG=-12,0] N8 W16 S16 E16 N8 $
FOP=[YR=2018;ORIG=-29,47] E9 N6 W9 S6 $
STR=[YR=2018;ORIG=18,36] W7 N4 E4 N3 E3 S7 $
PTR=[ORIG=0,0] E20 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 50,000

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