LOT 147
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

DRUMMOND STEPHEN & GINGER SPARKS
95266 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0147-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

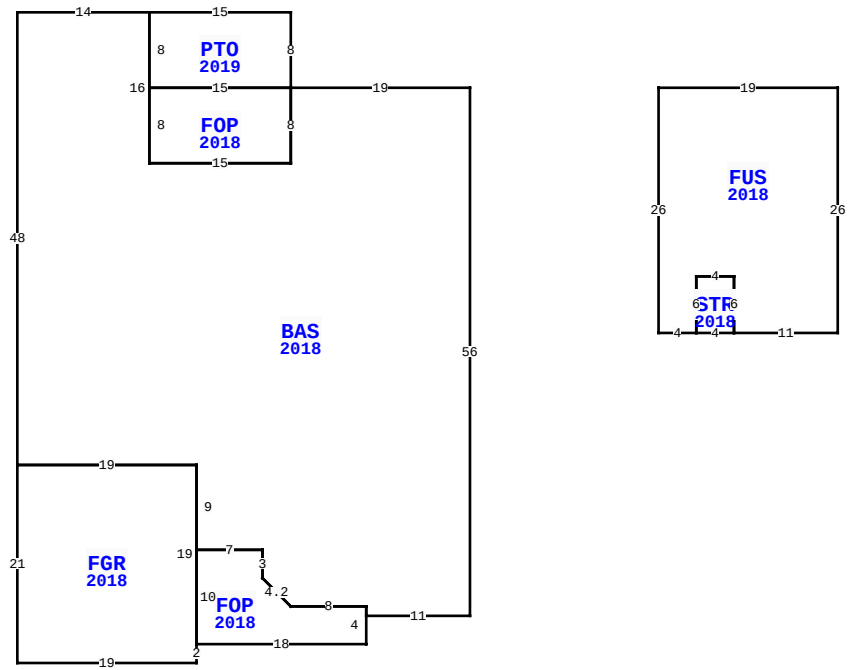
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,312	100	2018	2,312	278,483
FGR	399	55	2018	219	26,379
FOP	119	30	2018	36	4,336
FOP	120	30	2018	36	4,336
FUS	470	100	2018	470	56,612
PTO	120	5	2019	6	722
STR	24	10	2018	2	241
TOTALS	3,564			3,081	371,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,081	117.6588	123.54	380,627	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2024 Heated Area: 2782 HX Base Yr 2024



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

95266 SNAPDRAGON DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		371,111
TOTAL MARKET OB/XF VALUE		1,685
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		457,796
SOH/AGL Deduction		14,718
ASSESSED VALUE		443,078
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		391,667
TOTAL JUST VALUE		457,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1906569	SCRN ENCLSR	7,900	08/01/2019
C1805657	CO ISSUED	0	01/08/2019
18005657	NEW CONSTR	354,380	06/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2664/714	8/30/2023	WD	Q	I	01	500,000
GRANTOR: MOLINARO STEFAN W & V						
GRANTEE: DRUMMOND STEPHEN &						
2266/0416	3/15/2019	WD	Q	I	01	305,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MOLINARO STEFAN W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W19 PTO=[YR=2019] N8 W15 S8 E15$ FOP=[YR=2018] W15 S8 E15N8$ S8 W15 N16 W14 S48 FGR=[YR=2018] S21 E19 N2 FOP=[YR=2018] E18N4 W8 U3 L3 N3 W7 S10$ N19 W19$ E19 S9 E7 S3 D3 R3 E8 S1E11 N56$ PTR= E20 FUS=[YR=2018] E19 S26 W11 STR=[YR=2018] W4 N6 E4 S6$ N6 W4 S6 W4 N26$ W20$.

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	0911	SCRN RM A	0	100	15	8	120.00	SF	18.00	18.00	100	2019	2019	3	78	1,685	

LAND DESCRIPTION

TOTAL OB/XF 1,685

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