LOT 148
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

WOMACK JOSHUA JAMES & KAREN
95262 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0148-0000

BUILDING CHARACTERISTICS

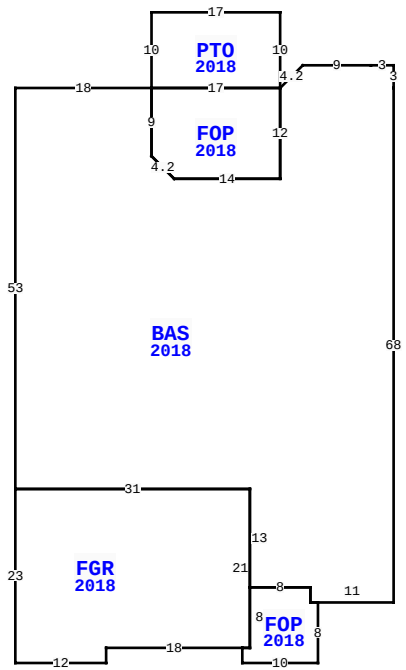
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,760	100	2018	2,760	309,327
FGR	675	55	2018	371	41,580
FOP	90	30	2018	27	3,026
FOP	200	30	2018	60	6,724
PTO	170	5	2018	8	896
TOTALS	3,895			3,226	361,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,226	110.6070	116.14	374,668	2018	2018	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2025 Heated Area: 2760 HX Base Yr 2025



95262 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		361,555
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		446,555
SOH/AGL Deduction		0
ASSESSED VALUE		446,555
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		395,144
TOTAL JUST VALUE		446,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1707790	CO ISSUED	0	02/01/2018
B1707790	NEW CONSTR	350,043	08/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2705/1935	4/15/2024	WD	Q	I	02	545,000
GRANTOR: BANIGAN JAMES W & MAR						
GRANTEE: WOMACK JOSHUA JAMES						
2420/0048	12/21/2020	WD	Q	I	01	390,000
GRANTOR: CLAYTON JEREMY D & FR						
GRANTEE: BANIGAN JAMES W & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] N3 W3 W9 D3L3 S12 W14 U3L3 N9 W18 S53 E31 S13 E8 S2 E11 N68 $
FGR=[YR=2018;ORIG=-50,53] S23 E12 N2 E18 E1 N21 W31 $
FOP=[YR=2018;ORIG=-15,0] W17 S9 D3R3 E14 N12 $
PTO=[YR=2018;ORIG=-15,0] N10 W17 S10 E17 $
FOP=[YR=2018;ORIG=-20,74] S2 E10 N8 W1 N2 W8 S8 W1 $
.

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 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS