LOT 149
IN OR 2175/8
AMELIA CONCOURSE SUB PHASE 2

JOHNSON PERCY L & ZANDRA
95258 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0149-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

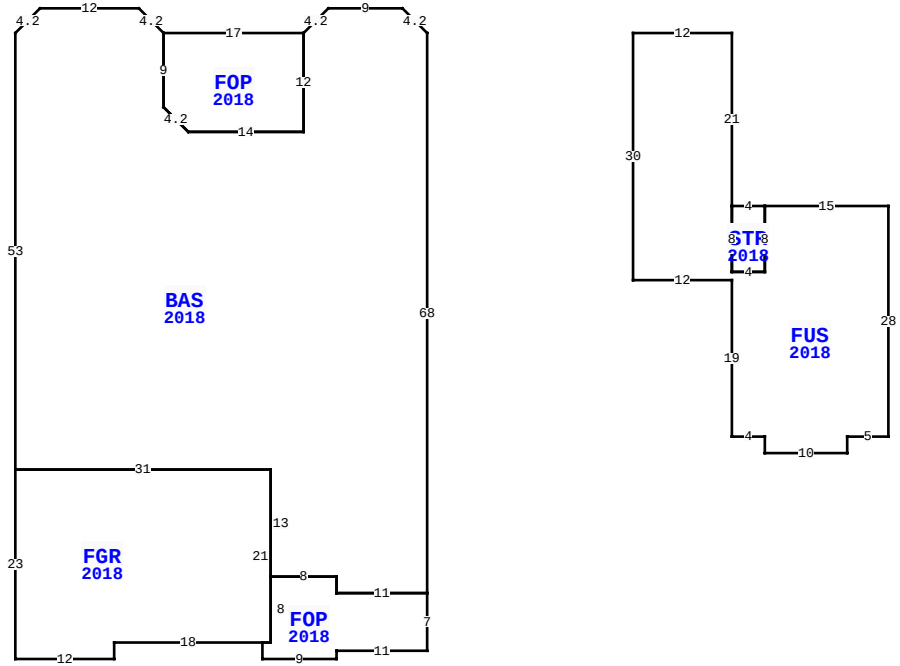
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,801	100	2018	2,801	307,099
FGR	675	55	2018	371	40,676
FOP	159	30	2018	48	5,262
FOP	200	30	2018	60	6,579
FUS	880	100	2018	880	96,482
STR	32	10	2018	3	329
TOTALS	4,747			4,163	456,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,163	107.6460	113.03	470,544	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2019 Heated Area: 3681 HX Base Yr 2019



95258 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		456,428
TOTAL MARKET OB/XF VALUE		3,395
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		544,823
SOH/AGL Deduction		170,747
ASSESSED VALUE		374,076
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		322,665
TOTAL JUST VALUE		544,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706422	CO ISSUED	0	01/31/2018
B1706422	NEW CONSTR	456,038	07/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2175/0008	1/31/2018	WD	Q	I	01	389,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JOHNSON PERCY L & Z						
2145/0071	9/06/2017	WD	U	V	30	180,000
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W9 D3 L3 FOP=[YR=2018] W17 S9 D3 R3 E14 N12$ S12 W14 U3 L3 N9 U3 L3 W12 D3 L3 S53 FGR=[YR=2018] S23 E12 N2 E18 FOP=[YR=2018] S2 E9 N1 E11 N7 W11 N2 W8 S8 W1$ E1 N21 W31$ E31 S13 E8 S2 E11 N68$ PTR= E25 FUS=[YR=2018] E12 S21 STR=[YR=2018] E4 S8 W4 N8$ S8 E4N8 E15 S28 W5 S2 W10 N2 W4 N19 W12 N30$ W25$.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 3,395

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