

LOT 70
IN OR 2018/480
AMELIA CONCOURSE SUB #1

THRIFT JOE HAROLD & MARILYN J
95046 PERIWINKLE PL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0070-0000



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	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	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	4067.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,539	100	2,539	251,835
FGR	593	55	326	32,335
FOP	65	30	20	1,984
FSP	221	40	88	8,728
PTO	36	5	2	198
PTO	36	5	2	198

TOTALS	3,490		2,977	295,279
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50
2	0811	CONCRETE B	0	100	0	0	914.00	SF	5.20
3	0462	ST/AL FNC	0	100	90	0	360.00	SF	10.00
4	0476	VF 6 SBPL	0	100	0	0	80.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		RS-2	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,977	112.7154	101.73	302,850	2017	2017	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2018 Heated Area: 2539 HX Base Yr 2018											
95046 PERIWINKLE PL, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

L N	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
1	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2017	2017	3	97	151	
2	0811	CONCRETE B	0	100	0	0	914.00	SF	5.20	5.20	100	2017	2017	3	97	4,610	
3	0462	ST/AL FNC	0	100	90	0	360.00	SF	10.00	10.00	100	2017	2017	3	87	3,132	
4	0476	VF 6 SBPL	0	100	0	0	80.00	LF	32.00	32.00	100	2017	2017	3	94	2,406	

TOTAL OB/XF											
10,299											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 295,279											
TOTAL MARKET OB/XF VALUE 10,299											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 380,578											
SOH/AGL Deduction 108,844											
ASSESSED VALUE 271,734											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 221,734											
TOTAL JUST VALUE 380,578											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 342,065											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633010	CO ISSUED	0	03/10/2017
B1633010	NEW CONSTR	318,460	09/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2018/0480	12/10/2015	SW	Q	V	05	50,000	
GRANTOR: DECATUR PROPERTIES IN							
GRANTEE: THRIFT JOE HAROLD &							
1669/0165	3/26/2010	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: DECATUR PROPERTIES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] U3 L3 W10 L3 D3 FSP=[YR=2017] W11 PTO=[YR=2017] N6 W6 S6 E6\$ W6 S13 E17 N13\$ S13 W17 N13 W17 S48 PTO=[YR=2017] W4 S9 E4 N9\$ FGR=[YR=2017] S21 E10 N2 E18 FOP=[YR=2017] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N20 W22 S1 W7\$ E7 N1 E22 S12 E7 S8 E14 N67\$.											