

LOT 73
IN OR 1921/203
AMELIA CONCOURSE SUB #1

DARBY CHERYL LYNN MURPHY
11338 RIVER HOLLOW LN
JACKSONVILLE, FL 32218

2023

30-2N-28-0150-0073-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	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 4067.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,086	100	1,086	105,576
FGR	496	55	273	26,540
FOP	45	30	14	1,361
FUS	1,470	100	1,470	142,907
USP	250	30	75	7,291

TOTALS 3,347 2,918 283,675

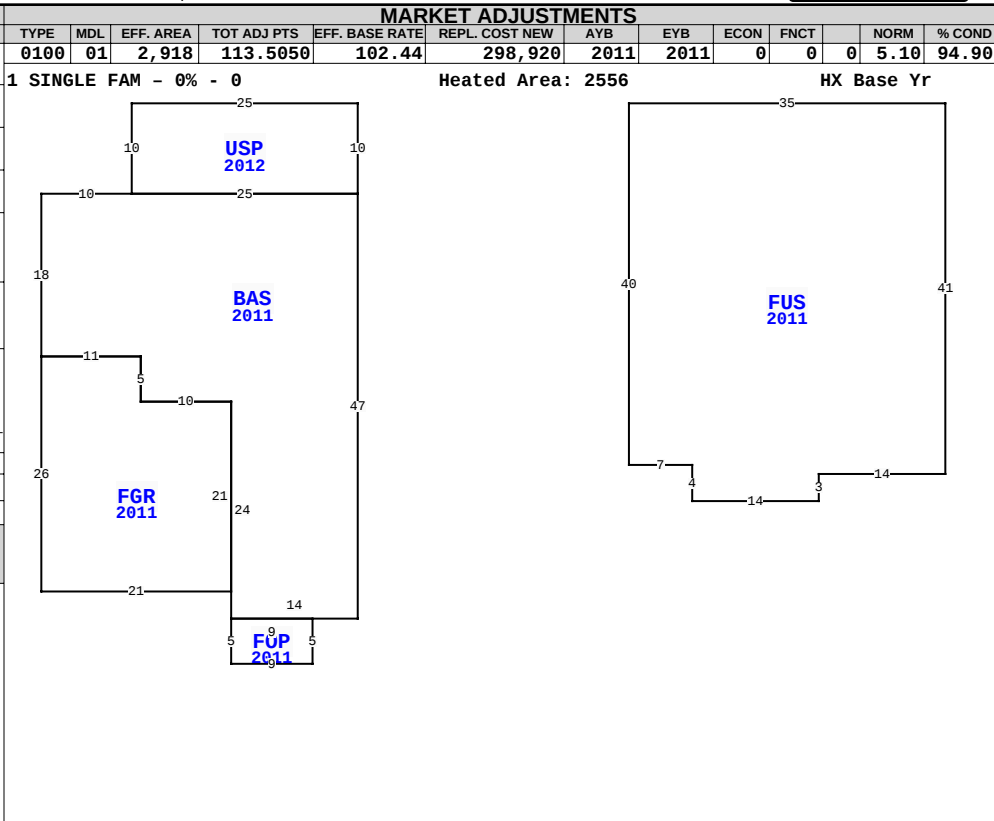
EXTRA FEATURES

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	0811	CONCRETE B	0	0	0	0		859.00	SF 5.20	100	2011	2011	3	93	4,154	
2	0476	VF 6 SBPL	0	0	0	0		144.00	LF 32.00	100	2012	2012	3	85	3,917	
3	0462	ST/AL FNC	0	0	0	0		266.00	SF 10.00	100	2012	2012	3	71	1,889	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/06/2023 BY DJA



95080 PERIWINKLE PL, FERNANDINA BEACH

TOTAL OB/XF																9,960
BLD DATE	XF DATE	INC DATE	BLD DATE	XF DATE	INC DATE	BLD DATE	XF DATE	INC DATE	BLD DATE	XF DATE	INC DATE	BLD DATE	XF DATE	INC DATE	BLD DATE	XF DATE
03/29/2023																

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				283,675	
TOTAL MARKET OB/XF VALUE				9,960	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				368,635	
SOH/AGL Deduction				5,126	
ASSESSED VALUE				363,509	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				363,509	
TOTAL JUST VALUE				368,635	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				330,463	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25982	ADDITION	5,857	05/01/2012
C24745	CO ISSUED	0	01/06/2012
E23969	NEW CONSTR	0	11/01/2011
E23693	NEW CONSTR	0	08/01/2011
P14924	NEW CONSTR	0	08/01/2011
B24745	NEW CONSTR	273,661	05/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1921/0203	5/31/2014	WD Q	I	01		223,000	
GRANTOR: CORIGLIANO LINDSAY M							
GRANTEE: DARBY CHERYL LYNN M							
1785/1084	3/16/2012	WD Q	I	02		210,000	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: TISZA LINDSAY M							

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2012] W25 S10 BAS=[YR=2011] W10 S18 FGR=[YR=2011] S26 E21 N21 W10 N5 W11 \$ E11 S5 E10 S24 FOP=[YR=2011] S5 E9 N5 W9 \$ E14 N47 W25\$E25 N10\$ PTR= E30 FUS=[YR=2011] E35 S41 W14 S3 W14 N4 W7 N40 \$ W30 \$.