LOT 75
IN OR 1864/1253
AMELIA CONCOURSE SUB #1

GILBERT BENJAMIN/IVANOVA OLGA Y
95108 PERIWINKLE PL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0075-0000

BUILDING CHARACTERISTICS

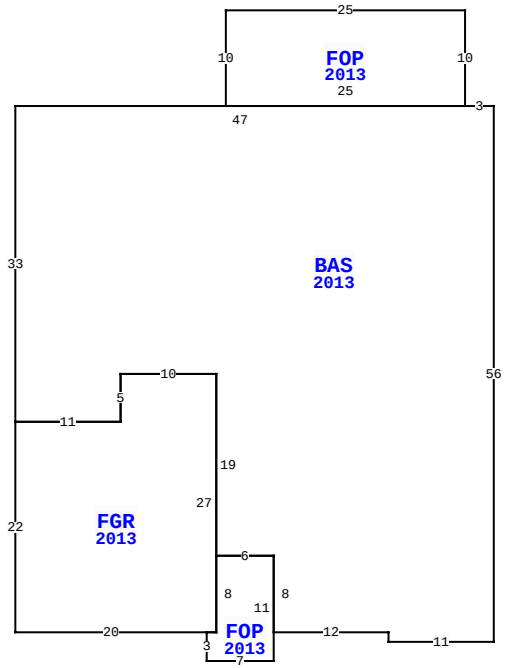
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,201	100	2,201	212,654
FGR	512	55	282	27,246
FOP	69	30	21	2,029
FOP	250	30	75	7,246
TOTALS	3,032		2,579	249,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,579	111.6864	100.80	259,963	2013	2013	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2014 Heated Area: 2201 HX Base Yr 2014



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

95108 PERIWINKLE PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		249,175
TOTAL MARKET OB/XF VALUE		3,453
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		327,628
SOH/AGL Deduction		116,787
ASSESSED VALUE		210,841
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		160,841
TOTAL JUST VALUE		327,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226616	CO ISSUED	0	04/22/2013
M1317829	H/AC	0	01/01/2013
E25708	REMODEL	0	12/01/2012
P1216262	NEW CONSTR	0	12/01/2012
B1226616	NEW CONSTR	256,209	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1864/1253	6/25/2013	SW	Q	I	01	220,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GILBERT BENJAMIN &						
1823/1686	11/07/2012	WD	U	V	30	70,000
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W3 FOP=[YR=2013] N10 W25 S10 E25 $ W47 S33
FGR=[YR=2013] S22 E20 FOP=[YR=2013] S3 E7 N11 W6 S8 W1 $ E1
N27 W10 S5 W11 $ E11 N5 E10 S19 E6 S8 E12 S1 E11 N56 $.

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
1	0811	CONCRETE B	0	100	0	0	699.00	SF	5.20	5.20	100	2013	2013	3	95	3,453	

LAND DESCRIPTION

TOTAL OB/XF 3,453

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	SFR POND	100		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 04/11/2018 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS