

VOYTAC MARK J & NATALIE M
95142 PERIWINKLE PLACE
FERNANDINA BEACH, FL 32034

30-2N-28-0150-0078-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 80
Exterior Wall16WD FR STUC 20
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 60
Interior Floor11CLAY TILE 40
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms4 100
Bathrooms2.5 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100
Occupancy00NONE 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4067.00

	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS		1,085	100	1,085	101,242
FGR		441	55	243	22,675
FOP		80	30	24	2,239
FSP		240	40	96	8,958
FUS		1,467	100	1,467	136,887

TOTALS3,3132,915272,001

MARKEADJUSTMENTS

TYPETMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND010012,915108.372697.81285,11620122012004.6095.40

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:
BUILDING MARKET VALUE272,001TOTAL MARKET OB/XF VALUE9,084TOTAL LAND VALUE - MARKET75,000TOTAL MARKET VALUE356,085SOH/AGL Deduction156,227ASSESSED VALUE199,858TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE149,858TOTAL JUST VALUE356,085NCON VALUE4,900INCOME VALUEPREVIOUS YEAR MKT VALUE313,723

PERMIT NUMBERDESCRIPTIONAMTISSUEDM1801745H/AC002/01/2018C25438CO ISSUED003/19/2012B25773ADDITION99503/01/2012E24525NEW CONSTR001/01/2012E24535NEW CONSTR001/01/2012M16804H/AC001/01/2012

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CDPRICE SALE PRICE1786/10013/22/2012WDQI01230,500

GRANTOR: RICHMOND AMERICAN HOM

GRANTEE:VOYTAC MARK J & NAT

1769/161512/14/2011WDUV3026,000

GRANTOR:JS AMELIA CONCOURSE P

GRANTEE:RICHMOND AMERICAN H

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2012] W24 S10 BAS=[YR=2012] W11 S21 FGR=[YR=2012] S21 E21 N21 W21 \$ E21 S25 FOP=[YR=2012] S8 E10 N8 W10 \$ E14 N46 W24 \$ E24 N10 \$ PTR= E30 FUS=[YR=2012] E35 S41 W15 S3 W13 N4 W7 N40 \$W30\$.

LAND DESCRIPTION

L NUSE CODECLSBLD CAPLRWUNITSUTAdj RADJ UNIT PRICERIG CONDDPH FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES10811CONCRETE B010000856.00SF5.205.20100201220123944,18420855CONC PAVER010000500.00SF10.0010.00100201820183984,900

TOTAL OB/XF9,084

REVIEW DATE01/06/2023BYDJATotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/02/2023 BY SYS