LOT 80
AMELIA CONCOURSE SUB #1
PB 7/183

TIFFANY WENDY K L/E/
95168 PERIWINKLE PL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0080-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

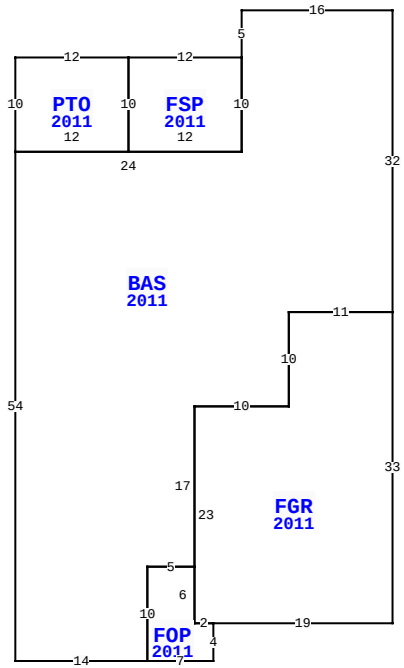
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,673	100	1,673	161,006
FGR	593	55	326	31,374
FOP	58	30	17	1,636
FSP	120	40	48	4,620
PTO	120	5	6	577
TOTALS	2,564		2,070	199,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,070	112.3668	101.41	209,919	2011	2011	0	0	0	5.10	94.90

1 SINGLE FAM – 100% - 2012 Heated Area: 1673 HX Base Yr 2012



95168 PERIWINKLE PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		199,213
TOTAL MARKET OB/XF VALUE		3,722
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		277,935
SOH/AGL Deduction		123,360
ASSESSED VALUE		154,575
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		49,575
TOTAL JUST VALUE		277,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25417	ADDITION	2,590	01/03/2012
B25161	CO ISSUED	0	12/21/2011
E23970	NEW CONSTR	0	11/01/2011
E238986	NEW CONSTR	0	10/01/2011
M166266	H/AC	0	10/01/2011
P15012	NEW CONSTR	0	10/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2507/1866	9/16/2021	LE	U	I	11	100
GRANTOR: TIFFANY WENDY K						
GRANTEE: TIFFANY LAURA & SHA						
1770/1876	12/23/2011	WD	Q	I	02	178,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: TIFFANY JAMES W & W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W16 S5 FSP=[YR=2011] W12 PTO=[YR=2011] W12 S10 E12 N10$ S10 E12 N10$ S10 W24 S54 E14 FOP=[YR=2011] E7 N4 FGR=[YR=2011] E19 N33 W11 S10 W10 S23 E2$ W2 N6 W5 S10$ N10 E5 N17 E10 N10 E11 N32$.

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	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2011	2011	3	93	163	
2	0811	CONCRETE B	0	100	0	0	736.00	SF	5.20	5.20	100	2011	2011	3	93	3,559	

LAND DESCRIPTION

TOTAL OB/XF 3,722

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	000136	C	SFR INT	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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS