LOT 82
IN OR 1989/1944
AMELIA CONCOURSE SUB #1

ZINGLE ROBERT J
95221 PERIWINKLE PL
FERNANDINA BEACH, FL 32034

**2023**

**30-2N-28-0150-0082-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

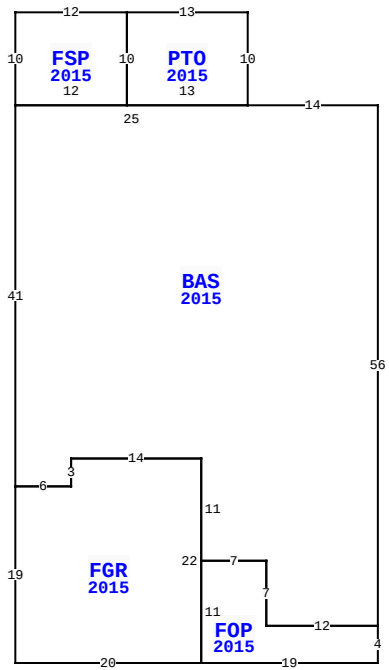
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| 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 | 1,793 | 100 | 1,793 | 194,160 |
| FGR | 422 | 55 | 232 | 25,123 |
| FOP | 125 | 30 | 38 | 4,115 |
| FSP | 120 | 40 | 48 | 5,198 |
| PTO | 130 | 5 | 6 | 650 |
| TOTALS | 2,590 | | 2,117 | 229,246 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,117 | 123.8916 | 111.81 | 236,702 | 2015 | 2015 | 0 | 0 | 0 | 3.15 | 96.85 |

1 SINGLE FAM – 100% - 2016 Heated Area: 1793 HX Base Yr 2016




95221 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 | | 229,246 |
| TOTAL MARKET OB/XF VALUE | | 3,515 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 307,761 |
| SOH/AGL Deduction | | 101,403 |
| ASSESSED VALUE | | 206,358 |
| TOTAL EXEMPTION VALUE | HX HB WR | 55,000 |
| BASE TAXABLE VALUE | | 151,358 |
| TOTAL JUST VALUE | | 307,761 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 274,705 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1530061 | NEW CONSTR | 222,147 | 03/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1989/1944 | 6/29/2015 | WD | Q | I | 02 | 201,700 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: ZINGLE ROBERT J & M | | | | | | |
| 1956/1691 | 1/06/2015 | SW | U | V | 30 | 667,400 |
| GRANTOR: JS AMELIA CONCOURSE P | | | | | | |
| GRANTEE: D R HORTON INC-JACK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2015] W14 PTO=[YR=2015] N10 W13 FSP=[YR=2015] W12 S10 E12 N10$ S10 E13$ W25 S41 FGR=[YR=2015] S19 E20 FOP=[YR=2015] E19 N4 W12 N7 W7 S11$ N22 W14 S3 W6$ E6 N3 E14 S11 E7 S7 E12 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 | 674.00 | SF | 5.20 | 5.20 | 100 | 2015 | 2015 | 3 | 96 | 3,365 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 8 | 3 | 24.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 96 | 150 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,515

| 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 06/25/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS