LOT 83
IN OR 1985/1734
AMELIA CONCOURSE SUB #1

WEISER BENJAMIN W & HEIDI L
95207 PERIWINKLE PL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0083-0000

BUILDING CHARACTERISTICS

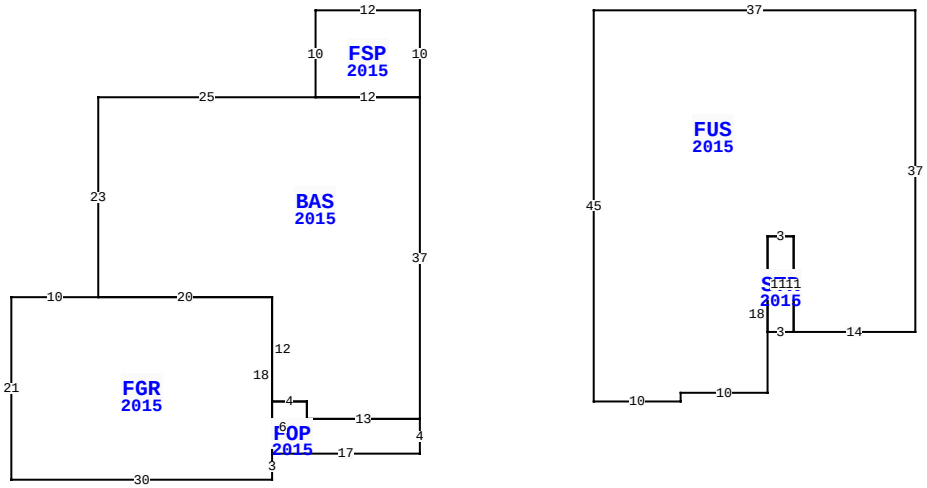
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
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	1,081	100	1,081	110,233
FGR	630	55	346	35,282
FOP	76	30	23	2,346
FSP	120	40	48	4,895
FUS	1,486	100	1,486	151,532
STR	33	10	3	306
TOTALS	3,426		2,987	304,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,987	116.6634	105.29	314,501	2015	2015	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2016 Heated Area: 2567 HX Base Yr 2016



95207 PERIWINKLE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		304,594
TOTAL MARKET OB/XF VALUE		70,760
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		450,354
SOH/AGL Deduction		137,563
ASSESSED VALUE		312,791
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		262,791
TOTAL JUST VALUE		450,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1907316	SWIM POOL	61,000	09/01/2019
B1529825	NEW CONSTR	317,110	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1985/1734	6/12/2015	SW	Q	I	02	260,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WEISER BENJAMIN W &						
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

FSP=[YR=2015] W12 S10 BAS=[YR=2015] W25 S23 FGR=[YR=2015] W10 S21 E30 N3 FOP=[YR=2015] E17 N4 W13 N2 W4 S6$ N18 W20$ E20 S12 E4 S2 E13 N37 W12$ E12 N10$ PTR= E20 FUS=[YR=2015] E37 S37 W14 STR=[YR=2015] W3 N11 E3 S11$ N11 W3 S18 W10 S1W10 N45$ W20$.

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	1,038.00	SF	5.20	5.20	100	2015	2015	3	96	5,182	
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2015	2015	3	96	187	
3	0911	SCRN RM A	0	100	0	0	1,266.00	SF	17.50	17.50	100	2019	2019	3	90	19,940	
4	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2019	2019	3	93	35,573	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800	
6	0855	CONC PAVER	0	100	0	0	816.00	SF	10.00	10.00	100	2019	2019	3	99	8,078	

LAND DESCRIPTION

TOTAL OB/XF 70,760

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 12/26/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS