

LOT 85
IN OR 1986/1133
AMELIA CONCOURSE SUB #1

SPISAK JON M & GINA M SARLI
95179 PERIWINKLE PL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0085-0000



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	4	100
Bathrooms	2.5	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
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NEIGHBORHOOD/LOC	4067.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,329	100	1,329	120,340
FGR	663	55	365	33,051
FOP	84	30	25	2,264
FSP	220	40	88	7,968
FUS	1,692	100	1,692	153,210

TOTALS	3,988		3,499	316,833
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,140.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	160.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
4	0479	VF PICKET	0	100	0	0	70.00	LF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		RS-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,499	104.1348	93.98	328,836	2014	2014	0	0	3.65	96.35
1 SINGLE FAM - 100% - 2016 Heated Area: 3021 HX Base Yr 2016											

95179 PERIWINKLE PL, FERNANDINA BEACH					BLD DATE		03/29/2023			NW	LGL DATE		
					XF DATE						LAND DATE		
					INC DATE		AG DATE						
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1,140.00	SF	5.20	5.20	100	2014	2014	3	95	5,632				
160.00	LF	32.00	32.00	100	2014	2014	3	89	4,557				
1.00	UT	300.00	300.00	100	2014	2014	3	89	267				
70.00	LF	10.00	10.00	100	2014	2014	3	89	623				

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										316,833	
TOTAL MARKET OB/XF VALUE										11,079	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										402,912	
SOH/AGL Deduction										126,799	
ASSESSED VALUE										276,113	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										226,113	
TOTAL JUST VALUE										402,912	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										361,542	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428711	CO ISSUED	0	09/30/2014
B1428711	NEW CONSTR	357,778	05/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1986/1133	5/27/2015	WD	Q	I	01	263,000	
GRANTOR: SAMPLES DIRK S & VICK							
GRANTEE: SPISAK JON M & GINA							
1945/1565	10/29/2014	SW	Q	I	01	267,000	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: SAMPLES DIRK S & VI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2014] W22 S10 BAS=[YR=2014] W18 S33 FGR=[YR=2014] S23 E29 N15 FOP=[YR=2014] E11 N8 W8 D3 L3 S5 \$ N5 U3 L3 W26 \$ E26 D3 R3 U3 R3 E8 N33 W22 \$ E22 N10 \$ PTR= E30 FUS=[YR=2014] E40 S33 W16 S16 W12 N1 W12 N48 \$ W30 \$.											