

LOT 87
IN OR 2109/910
AMELIA CONCOURSE SUB #1

WRIGHT JAMES LEWIS & LAVERNE
95137 PERIWINKLE PL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0087-0000



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	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

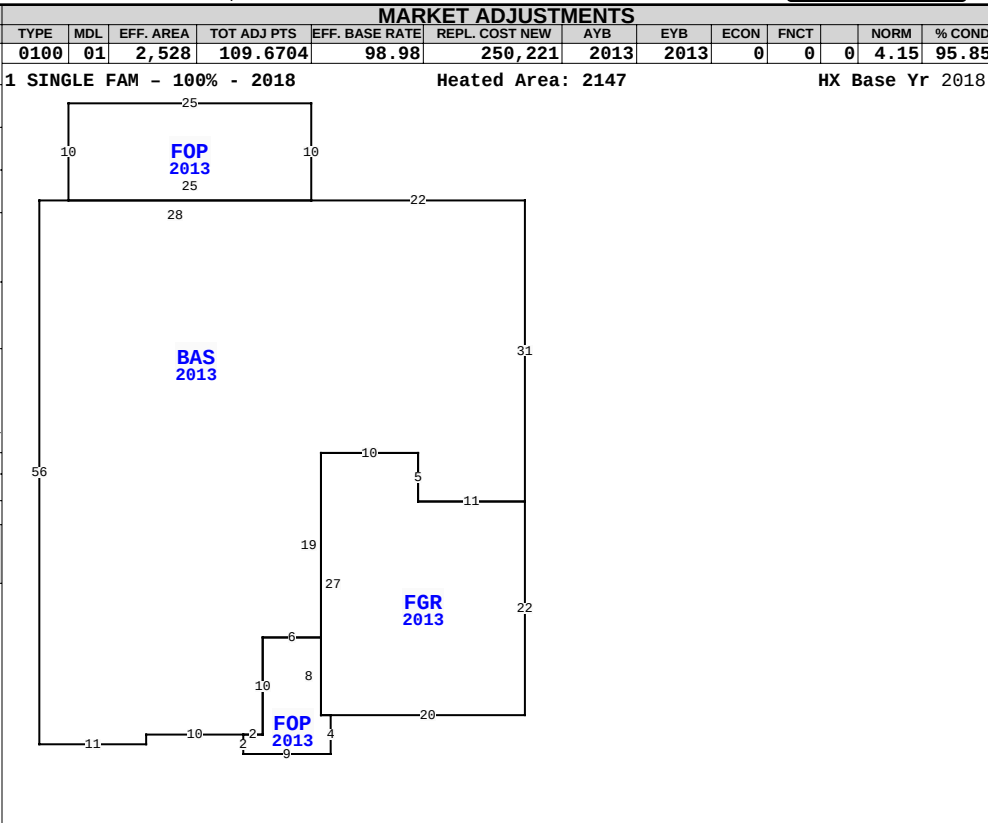
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,147	100	2,147	203,691
FGR	512	55	282	26,754
FOP	80	30	24	2,277
FOP	250	30	75	7,116

TOTALS 2,989 2,528 239,837

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	882.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	160.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	100		RS-2	0.00	0.00	1.00

REVIEW DATE 04/11/2018 BY KWX



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

L N	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	882.00	SF	5.20	5.20	100	2013	2013	3	95	4,357	
2	0476	VF 6 SBPL	0	100	0	0	160.00	LF	32.00	32.00	100	2014	2014	3	89	4,557	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	89	267	

TOTAL OB/XF										9,181							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1							
VALUATION SUMMARY										4							
VALUATION BY										STANDARD							
Tax Group: 4										Tax Dist:							
BUILDING MARKET VALUE										239,837							
TOTAL MARKET OB/XF VALUE										9,181							
TOTAL LAND VALUE - MARKET										75,000							
TOTAL MARKET VALUE										324,018							
SOH/AGL Deduction										97,164							
ASSESSED VALUE										226,854							
TOTAL EXEMPTION VALUE										50,000							
BASE TAXABLE VALUE										176,854							
TOTAL JUST VALUE										324,018							
NCON VALUE										0							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										287,186							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327355	CO ISSUED	0	02/13/2014
E1326569	NEW CONSTR	0	08/01/2013
B1327355	NEW CONSTR	259,444	06/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2109/0910	3/09/2017	WD	Q	I	02	242,000	
GRANTOR: GARREN KEVIN DAVID &							
GRANTEE: WRIGHT JAMES LEWIS							
1924/0127	6/19/2014	SW	Q	I	01	229,000	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: GARREN KEVIN DAVID							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W22 FOP=[YR=2013] N10 W25 S10 E25 \$ W28 S56 E11 N1 E10 FOP=[YR=2013] S2 E9 N4 FGR=[YR=2013] E20 N22 W11 N5 W10 S27 E1 \$ W1 N8 W6 S10 W2 \$ E2 N10 E6 N19 E10 S5 E11 N31 \$.									