LOT 88
IN OR 1854/1964
AMELIA CONCOURSE SUB #1

MCINTYRE CAROLE & MARK J
95105 PERIWINKLE PL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0088-0000

BUILDING CHARACTERISTICS

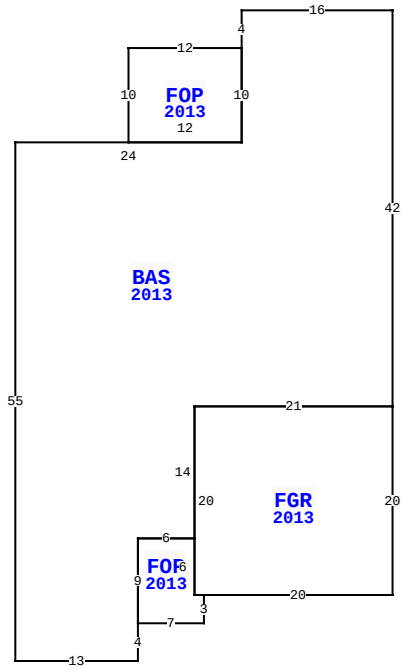
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,779	100	1,779	183,698
FGR	420	55	231	23,853
FOP	57	30	17	1,755
FOP	120	30	36	3,717
TOTALS	2,376		2,063	213,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,063	119.3640	107.73	222,247	2013	2013	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2014 Heated Area: 1779 HX Base Yr 2014



95105 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		213,024
TOTAL MARKET OB/XF VALUE		8,650
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		296,674
SOH/AGL Deduction		106,972
ASSESSED VALUE		189,702
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		139,702
TOTAL JUST VALUE		296,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226617	CO ISSUED	0	04/22/2013
M1317828	H/AC	0	01/01/2013
E25707	NEW CONSTR	0	12/01/2012
P1216263	NEW CONSTR	0	12/01/2012
B1226617	NEW CONSTR	212,027	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1854/1964	4/26/2013	SW	Q	I	02	189,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MCINTYRE CAROLE & M						
1823/1686	11/07/2012	WD	U	V	30	70,000
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W16 S4 FOP=[YR=2013] W12 S10 E12 N10 $ S10 W24 S55 E13 N4 FOP=[YR=2013] E7 N3 FGR=[YR=2013] E20 N20 W21 S20E1 $W1 N6 W6 S9 $ N9 E6 N14 E21 N42 $.

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	779.00	SF	5.20	5.20	100	2013	2013	3	95	3,848	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2013	2013	3	87	4,176	
3	0479	VF PICKET	0	100	0	0	72.00	LF	10.00	10.00	100	2013	2013	3	87	626	

LAND DESCRIPTION

TOTAL OB/XF 8,650

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 04/11/2018 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS