LOT 89
AMELIA CONCOURSE SUB #1
PB 7/183

MARX ANDREW
95093 PERIWINKLE PLACE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0089-0000

BUILDING CHARACTERISTICS

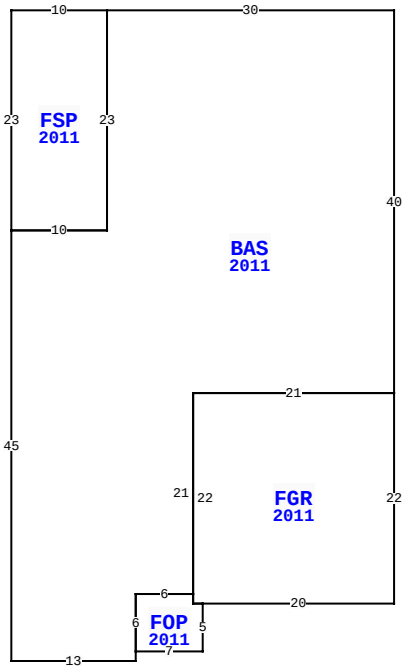
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,860	100	1,860	181,633
FGR	462	55	254	24,804
FOP	41	30	12	1,172
FSP	230	40	92	8,984
TOTALS	2,593		2,218	216,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,218	114.0132	102.90	228,232	2011	2011	0	0	0	5.10	94.90

1 SINGLE FAM – 0% - 0 Heated Area: 1860 HX Base Yr



95093 PERIWINKLE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	216,592
TOTAL MARKET OB/XF VALUE	4,327
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	295,919
SOH/AGL Deduction	42,809
ASSESSED VALUE	253,110
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,110
TOTAL JUST VALUE	295,919
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24246	CO ISSUED	0	10/20/2011
B25213	ADDITION	4,504	10/01/2011
E23237	ELEC OTHER	0	02/01/2011
E23248	ELEC OTHER	0	02/01/2011
M15941	H/AC	0	02/01/2011
P14606	NEW CONSTR	0	01/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/0795	3/06/2023	WD	Q	I	01	390,000
GRANTOR: GILLIS ROBERT JR & SA						
GRANTEE: MARX ANDREW						
1762/1723	10/21/2011	WD	Q	I	02	194,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GILLIS ROBERT JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W30 FSP=[YR=2011] W10 S23 E10 N23 $ S23 W10 S45 E13 N1 FOP=[YR=2011] E7 N5 FGR=[YR=2011] E20 N22 W21 S22 E1 $ W1 N1 W6 S6 $ N6 E6 N21 E21 N40 $.

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	0	0	0	520.00	SF	5.20	5.20	100	2011	2011	3	93	2,515	
2	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	85	255	
3	0476	VF 6 SBPL	0	0	0	0	36.00	LF	32.00	32.00	100	2012	2012	3	85	979	
4	0479	VF PICKET	0	0	0	0	68.00	LF	10.00	10.00	100	2012	2012	3	85	578	

LAND DESCRIPTION

TOTAL OB/XF 4,327

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	0		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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS