

LOT 90
AMELIA CONCOURSE SUB #1
PB 7/183

BASYNIA HENDRIK & JANNA SOPHIE
95071 PERIWINKLE PLACE
FERNANDINA BEACH, FL 32034-3791

2023

30-2N-28-0150-0090-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall	05	AVERAGE 70	0100	01	2,043	114.0132	102.90	210,225	2012	2012	0	0	0	4.65	95.35	STANDARD											
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2013													Heated Area: 1751											
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2013											
Roof Cover	03	COMP SHNGL 100																									
Interior Wall	05	DRYWALL 100																									
Interior Floor	14	CARPET 70																									
Interior Floor	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	1,751	100	1,751	171,800																							
FGR	439	55	241	23,646																							
FOP	20	30	6	588																							
FSP	112	40	45	4,416																							
TOTALS			2,322		2,043	200,450																					
EXTRA FEATURES			95071 PERIWINKLE PL, FERNANDINA BEACH																								
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	688.00	SF	5.20	5.20	100	2012	2012	3	94	3,363											
2	0476	VF 6 SBPL	0	100	0	0	205.00	LF	32.00	32.00	100	2012	2012	3	85	5,576											
3	0479	VF PICKET	0	100	0	0	45.00	LF	10.00	10.00	100	2012	2012	3	85	383											
TOTAL OB/XF 9,322																											
LAND DESCRIPTION																											
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	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 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																											

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2574/1598	6/20/2022	QC	U	I	11	100

GRANTOR: PAK HENDRIK & ZHANNA
GRANTEE: BASYNIA HENDRIK & J
1822/1744 9/20/2012 WD Q I 01 170,000
GRANTOR: RICHMOND AMERICAN HOM
GRANTEE: PAK HENDRIK & ZHANN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W21 FSP=[YR=2012] N8 W14 S8 E14 \$ W14 S61 E8
FOP=[YR=2012] S2 E6 FGR=[YR=2012] S1 E21 N20 W14 N4 W4 S3
W3 S20 \$ N4 W4 S2 W2 \$ E2 N2 E4 N16 E3 N3 E4 S4 E14 N44 \$.