LOT 92
IN OR 1740/1940
AMELIA CONCOURSE SUB #1

MACALUSO-RUST DEBORAH A/RUST STEVEN D
95023 PERIWINKLE PLACE
FERNANDINA BEACH, FL 32034-3791

2023

30-2N-28-0150-0092-0000

BUILDING CHARACTERISTICS

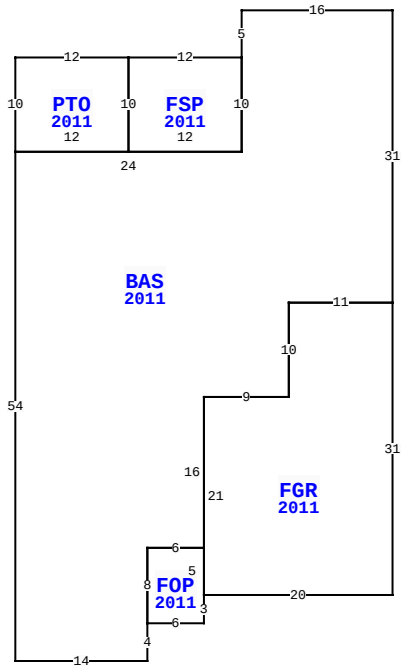
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	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	1,658	100	1,658	176,204
FGR	530	55	292	31,032
FOP	48	30	14	1,487
FSP	120	40	48	5,101
PTO	120	5	6	638
TOTALS	2,476		2,018	214,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,018	124.6119	112.46	226,944	2011	2011	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2012 Heated Area: 1658 HX Base Yr 2012



95023 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		214,462
TOTAL MARKET OB/XF VALUE		7,166
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		296,628
SOH/AGL Deduction		110,840
ASSESSED VALUE		185,788
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		135,788
TOTAL JUST VALUE		296,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24023	CO ISSUED	0	05/12/2011
B24615	ADDITION	2,627	04/01/2011
M15739	H/AC	0	11/01/2010
P14498	NEW CONSTR	0	10/01/2010
B24023	NEW CONSTR	191,495	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1740/1940	5/16/2011	WD	Q	I	01	204,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MACALUSO-RUST DEBOR						
1704/0498	10/07/2010	WD	U	V	30	338,000
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W16 S5 FSP=[YR=2011] W12 PTO=[YR=2011] W12 S10 E12 N10 $ S10 E12 N10 $ S10 W24 S54 E14 N4 FOP=[YR=2011] E6 N3 FGR=[YR=2011] E20 N31 W11 S10 W9 S21 $ N5 W6 S8 $ N8 E6 N16 E9 N10 E11 N31 $.

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	763.00	SF	5.20	5.20	100	2011	2011	3	93	3,690	
2	0855	CONC PAVER	0	100	0	0	512.00	SF	7.00	7.00	100	2016	2016	3	97	3,476	

LAND DESCRIPTION

TOTAL OB/XF 7,166

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 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS