

LOT 76
AMELIA CONCOURSE SUB #1
PB 7/183

PUISHYS JOSEPH III & MICHELLE
95122 PERIWINKLE PL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0076-0000



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 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories		2. 2. 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	1,329	100	1,329	132,993
FGR	663	55	365	36,526
FOP	84	30	25	2,502
FSP	220	40	88	8,807
FUS	1,692	100	1,692	169,318
USP	176	30	53	5,303
TOTALS	4,164		3,552	355,448

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,552	110.4705	104.95	372,782	2013	2013	0	0	4.65	95.35
1 SINGLE FAM - 100% - 2023											
Heated Area: 3021											
HX Base Yr 2023											
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										355,448		
TOTAL MARKET OB/XF VALUE										5,318		
TOTAL LAND VALUE - MARKET										75,000		
TOTAL MARKET VALUE										435,766		
SOH/AGL Deduction										3,360		
ASSESSED VALUE										432,406		
TOTAL EXEMPTION VALUE					HX HB					50,000		
BASE TAXABLE VALUE										382,406		
TOTAL JUST VALUE										435,766		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										419,812		