

LOT 80
AMELIA CONCOURSE SUB #1
PB 7/183

TIFFANY WENDY K L/E/
95168 PERIWINKLE PL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0080-0000



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 80	0100	01	2,070	112.3668	106.75	220,972	2011	2011	0	0	0	5.60	94.40	STANDARD												
Exterior Wall	16	WD FR STUC 20	1 SINGLE FAM - 100% - 2012														Heated Area: 1673											
Roof Structur	03	GABLE/HIP 100															HX Base Yr 2012											
Roof Cover	03	COMP SHNGL 100																										
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 80																										
Interior Floo	11	CLAY TILE 20																										
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	1,673	100	1,673	168,592																								
FGR	593	55	326	32,852																								
FOP	58	30	17	1,713																								
FSP	120	40	48	4,837																								
PTO	120	5	6	605																								
TOTALS	2,564		2,070	208,598																								
EXTRA FEATURES					95168 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	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2011	2011	3	92	161												
2	0811	CONCRETE B	0	100	0	0	736.00	SF	5.20	5.20	100	2011	2011	3	92	3,521												
TOTAL OB/XF 3,682																												
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	000136	C	SFR INT	100		RSF-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 08/06/2024 BY SYS																												

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2507/1866	9/16/2021	LE	U	I	11	100

GRANTOR: TIFFANY WENDY K

GRANTEE: TIFFANY LAURA & SHA

1770/1876	12/23/2011	WD	Q	I	02	178,600
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GRANTOR: RICHMOND AMERICAN HOM

GRANTEE: TIFFANY JAMES W & W

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 FOP=[YR=2011] E7 N4 FGR=[YR=2011] E19 N33 W11 S10 W10 S23 E2\$ W2 N6 W5 S10\$ N10 E5 N17 E10 N10 E11 N32\$.