LOT 82
IN OR 1989/1944
AMELIA CONCOURSE SUB #1

ZINGLE ROBERT J
95221 PERIWINKLE PL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0082-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

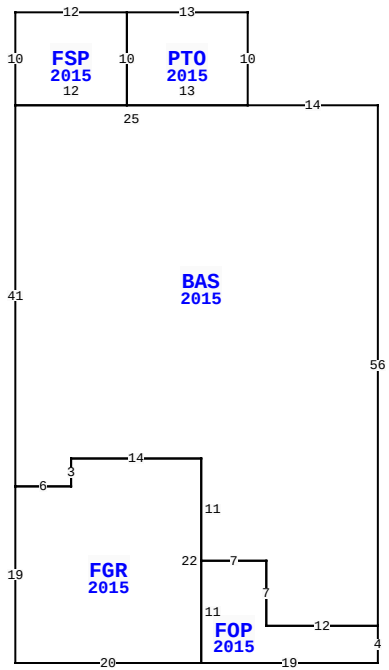
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,793	100	1,793	203,333
FGR	422	55	232	26,309
FOP	125	30	38	4,310
FSP	120	40	48	5,444
PTO	130	5	6	680
TOTALS	2,590		2,117	240,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,117	123.8916	117.70	249,171	2015	2015	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2016 Heated Area: 1793 HX Base Yr 2016



95221 PERIWINKLE PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,076
TOTAL MARKET OB/XF VALUE		3,478
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		318,554
SOH/AGL Deduction		106,005
ASSESSED VALUE		212,549
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		157,549
TOTAL JUST VALUE		318,554
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530061	NEW CONSTR	222,147	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1989/1944	6/29/2015	WD	Q	I	02	201,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ZINGLE ROBERT J & M						
1956/1691	1/06/2015	SW	U	V	30	667,400
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 PTO=[YR=2015] N10 W13 FSP=[YR=2015] W12 S10 E12 N10$ S10 E13$ W25 S41 FGR=[YR=2015] S19 E20 FOP=[YR=2015] E19 N4 W12 N7 W7 S11$ N22 W14 S3 W6$ E6 N3 E14 S11 E7 S7 E12 N56$.

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	674.00	SF	5.20	5.20	100	2015	2015	3	95	3,330	
2	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2015	2015	3	95	148	

LAND DESCRIPTION

TOTAL OB/XF 3,478

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	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 06/25/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS