LOT 87
IN OR 2109/910
AMELIA CONCOURSE SUB #1

WRIGHT JAMES LEWIS & LAVERNE
95137 PERIWINKLE PL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0087-0000

BUILDING CHARACTERISTICS

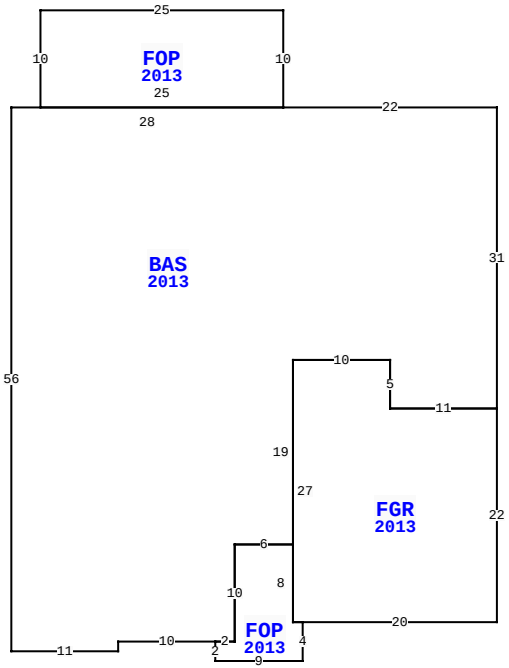
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,147	100	2,147	213,294
FGR	512	55	282	28,016
FOP	80	30	24	2,385
FOP	250	30	75	7,451
TOTALS	2,989		2,528	251,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,528	109.6704	104.19	263,392	2013	2013	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2018 Heated Area: 2147 HX Base Yr 2018



95137 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		251,144
TOTAL MARKET OB/XF VALUE		9,026
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		335,170
SOH/AGL Deduction		101,510
ASSESSED VALUE		233,660
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		183,660
TOTAL JUST VALUE		335,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327355	CO ISSUED	0	02/13/2014
E1326569	NEW CONSTR	0	08/01/2013
B1327355	NEW CONSTR	259,444	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2109/0910	3/09/2017	WD	Q	I	02	242,000
GRANTOR: GARREN KEVIN DAVID &						
GRANTEE: WRIGHT JAMES LEWIS						
1924/0127	6/19/2014	SW	Q	I	01	229,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GARREN KEVIN DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W22 FOP=[YR=2013] N10 W25 S10 E25 $ W28 S56 E11 N1 E10 FOP=[YR=2013] S2 E9 N4 FGR=[YR=2013] E20 N22 W11 N5 W10 S27 E1 $ W1 N8 W6 S10 W2 $ E2 N10 E6 N19 E10 S5 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	882.00	SF	5.20	5.20	100	2013	2013	3	94	4,311	
2	0476	VF 6 SBPL	0	100	0	0	160.00	LF	32.00	32.00	100	2014	2014	3	87	4,454	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	87	261	

LAND DESCRIPTION

TOTAL OB/XF 9,026

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS