LOT 69
IN OR 2169/1780
AMELIA CONCOURSE SUB #1

BERRY CHRISTOPHER & KENNA JOY
95034 PERIWINKLE PLACE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0069-0000

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	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

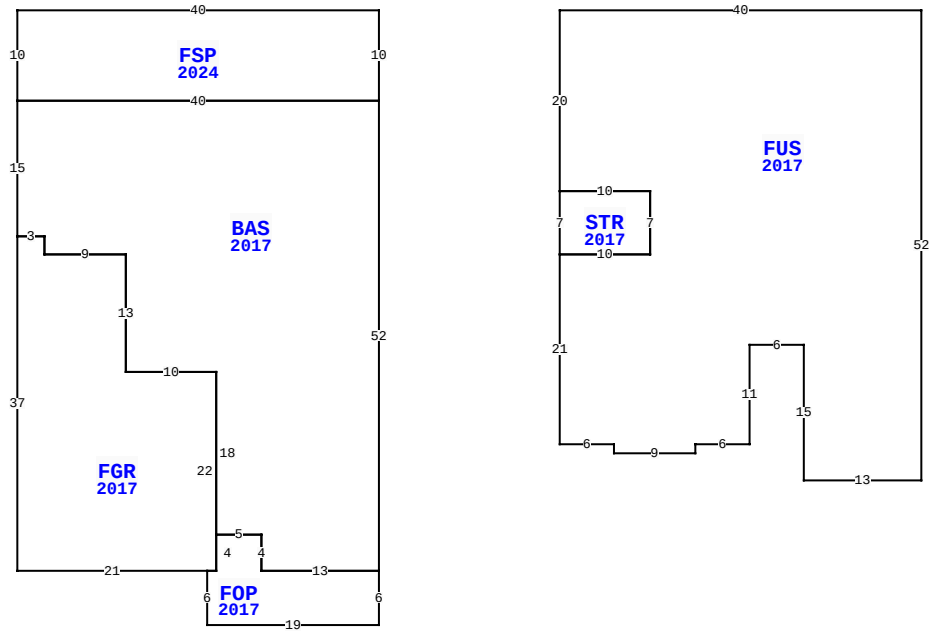
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	2017	1,414	151,120
FGR	646	55	2017	355	37,940
FOP	134	30	2017	40	4,275
FSP	400	40	2024	160	17,100
FUS	1,845	100	2017	1,845	197,182
STR	70	10	2017	7	748
TOTALS	4,509			3,821	408,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,821	110.7540	110.75	423,176	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2023 Heated Area: 3259 HX Base Yr



BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

95034 PERIWINKLE PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		408,365
TOTAL MARKET OB/XF VALUE		8,275
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		501,640
SOH/AGL Deduction		18,945
ASSESSED VALUE		482,695
TOTAL EXEMPTION VALUE	13	482,695
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		501,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1703651	CO ISSUED	0	12/01/2017
B1703651	NEW CONSTR	418,558	04/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2169/1780	12/08/2017	WD	Q	I	01	360,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BERRY CHRISTOPHER &						
2115/0982	4/08/2017	WD	U	V	37	36,800
GRANTOR: THRIFT JOE HAROLD & M						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

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	0810	CONCRETE A	0	100	7	6	42.00	SF	6.50	6.50	100	2017	2017	3	96	262	
2	0810	CONCRETE A	0	100	0	0	740.00	SF	6.50	6.50	100	2017	2017	3	96	4,618	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395	

BUILDING DIMENSIONS

FUS=[YR=2017;ORIG=20,0] E40 S52 W13 N15 W6 S11 W6 S1 W9 N1 W6 N21 E10 N7 W10 N20 $
BAS=[YR=2017;ORIG=-40,10] S15 E3 S2 E9 S13 E10 S18 E5 S4 E13 N52 W40 $
FGR=[YR=2017;ORIG=-40,25] S37 E21 E1 N22 W10 N13 W9 N2 W3 $
FOP=[YR=2017;ORIG=-19,62] S6 E19 N6 W13 N4 W5 S4 W1 $
STR=[YR=2017;ORIG=20,27] N7 E10 S7 W10 $
PTR=[ORIG=0,0] E20 W20 $
FSP=[YR=2024;ORIG=-40,10] E40 N10 W40 S10 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,275

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	RES POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/07/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS