

LOT 70
IN OR 2018/480
AMELIA CONCOURSE SUB #1

THRIFT JOE HAROLD & MARILYN J
95046 PERIWINKLE PL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0070-0000



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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,539	100	2017	2,539	276,179
FGR	593	55	2017	326	35,461
FOP	65	30	2017	20	2,175
FSP	221	40	2017	88	9,572
PTO	36	5	2017	2	217
PTO	36	5	2017	2	217

TOTALS	3,490			2,977	323,822
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50
2	0811	CONCRETE B	0	100	0	0	914.00	SF	5.20
3	0462	ST/AL FNC	0	100	90	0	360.00	SF	10.00
4	0476	VF 6 SBPL	0	100	0	0	80.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,977	112.7154	112.72	335,567	2017	2017	0	0	0	3.50	96.50	
1 SINGLE FAM - 100% - 2018 Heated Area: 2539 HX Base Yr 2018													
95046 PERIWINKLE PL, FERNANDINA BEACH													

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		323,822	
TOTAL MARKET OB/XF VALUE		9,933	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		418,755	
SOH/AGL Deduction		130,752	
ASSESSED VALUE		288,003	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		237,281	
TOTAL JUST VALUE		418,755	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		394,354	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633010	CO ISSUED	0	03/10/2017
B1633010	NEW CONSTR	318,460	09/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2018/0480	12/10/2015	SW	Q	V	05	50,000	
GRANTOR: DECATUR PROPERTIES IN							
GRANTEE: THRIFT JOE HAROLD &							
1669/0165	3/26/2010	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: DECATUR PROPERTIES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] U3 L3 W10 L3 D3 FSP=[YR=2017] W11 PTO=[YR=2017] N6 W6 S6 E6\$ W6 S13 E17 N13\$ S13 W17 N13 W17 S48 PTO=[YR=2017] W4 S9 E4 N9\$ FGR=[YR=2017] S21 E10 N2 E18 FOP=[YR=2017] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N20 W22 S1 W7\$ E7 N1 E22 S12 E7 S8 E14 N67\$.									