LOT 71
AMELIA CONCOURSE SUB #1
PB 7/183

ROCCO JOHN A
95058 PERIWINKLE PL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0071-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

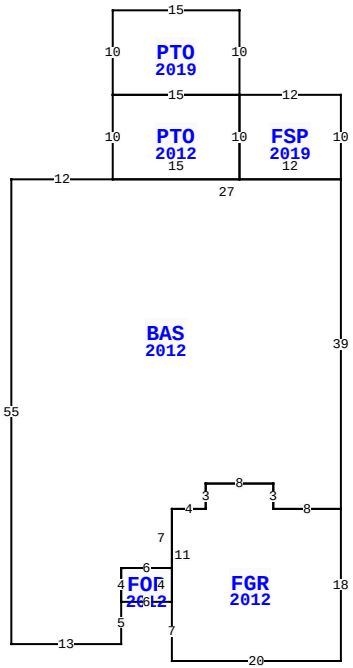
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,747	100	2012	1,747	196,004
FGR	384	55	2012	211	23,673
FOP	24	30	2012	7	785
FSP	120	40	2019	48	5,386
PTO	150	5	2012	8	898
PTO	150	5	2019	8	898
TOTALS	2,575			2,029	227,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,029	118.8495	118.85	241,147	2012	2012	0	0	0	5.60	94.40

1 SINGLE FAM – 0% - 2023 Heated Area: 1747 HX Base Yr



95058 PERIWINKLE PL, FERNANDINA BEACH

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

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	0	0	0	657.00	SF	6.50	6.50	100	2012	2012	3	92	3,929	
2	0462	ST/AL FNC	0	0	0	0	288.00	SF	10.00	10.00	100	2012	2012	3	64	1,843	
3	0476	VF 6 SBPL	0	0	0	0	24.00	LF	32.00	32.00	100	2012	2012	3	81	622	
4	0911	SCRN RM A	0	0	20	15	300.00	SF	17.50	17.50	100	2019	2019	3	82	4,305	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,643
TOTAL MARKET OB/XF VALUE	10,699
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	323,342
SOH/AGL Deduction	0
ASSESSED VALUE	323,342
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,342
TOTAL JUST VALUE	323,342
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004640	SCRN ENCL	13,804	05/06/2019
C25460	CO ISSUED	0	03/27/2012
E24642	NEW CONSTR	0	02/01/2012
B25460	NEW CONSTR	196,484	01/01/2012
P15569	NEW CONSTR	0	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2588/1275	8/30/2022	WD	Q	I	01	408,000
GRANTOR: MULLER FRANCES A						
GRANTEE: ROCCO JOHN A						
2540/1033	2/11/2022	WD	Q	I	01	394,000
GRANTOR: ROSSO ROBERT P & BARB						
GRANTEE: MULLER FRANCES A						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W12 PTO=[YR=2019] N10 W15 S10 E15$
PTO=[YR=2012] W15 S10 BAS=[YR=2012] W12 S55 E13 N5
FOP=[YR=2012] E6 FGR=[YR=2012] S7 E20 N18 W8 N3 W8 S3 W4
S11 $ N4 W6 S4 $ N4 E6 N7 E4 N3 E8 S3 E8 N39 W27 $ E15 N10 $
S10 E12 N10 $.

LAND DESCRIPTION

TOTAL OB/XF 10,699

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	0		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 07/30/2019 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS