LOT 72
IN OR 1803/718
AMELIA CONCOURSE SUB #1

RANDALL JEREMY & ERICA MICHELL
95068 PERIWINKLE PLACE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0072-0000

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

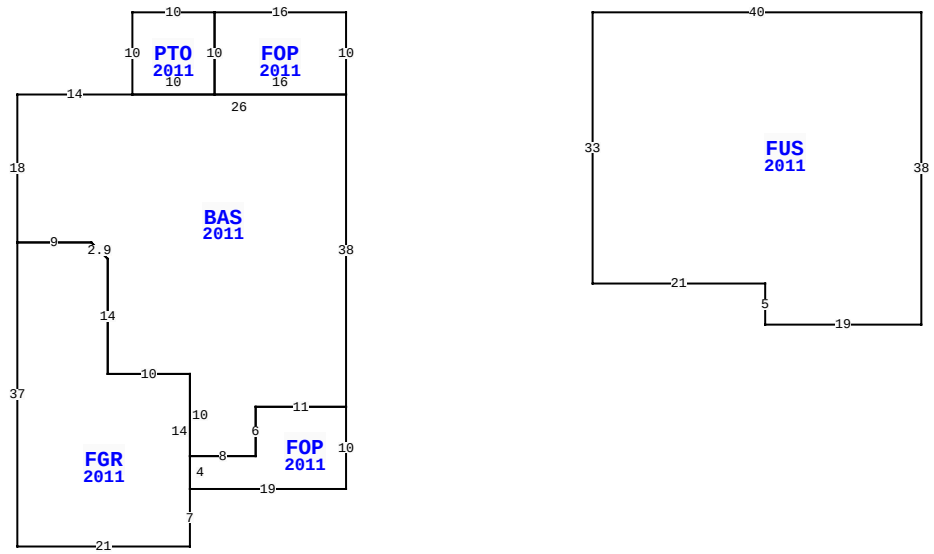
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,310	100	2011	1,310	131,218
FGR	615	55	2011	338	33,856
FOP	142	30	2011	43	4,308
FOP	160	30	2011	48	4,808
FUS	1,415	100	2011	1,415	141,736
PTO	100	5	2011	5	501
TOTALS	3,742			3,159	316,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,159	107.1294	107.13	338,424	2011	2011	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2016 Heated Area: 2725 HX Base Yr



95068 PERIWINKLE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		316,426
TOTAL MARKET OB/XF VALUE		9,087
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		410,513
SOH/AGL Deduction		15,025
ASSESSED VALUE		395,488
TOTAL EXEMPTION VALUE	13	395,488
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		410,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24161	CO ISSUED	0	07/20/2011
E23191	ELEC OTHER	0	01/01/2011
E23156	NEW CONSTR	0	01/01/2011
M15861	H/AC	0	01/01/2011
P14559	NEW CONSTR	0	12/01/2010
B24161	NEW CONSTR	297,116	11/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1803/0718	3/28/2012	QC	U	I	11	100
GRANTOR: RANDALL JEREMY & ERIC						
GRANTEE: RANDALL JEREMY & ER						
1757/1410	7/27/2011	WD	U	V	11	100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: RANDALL JEREMY						

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	0811	CONCRETE B	0	100	0	0	676.00	SF	5.20	5.20	100	2011	2011	3	91	3,199	
2	0476	VF 6 SBPL	0	100	0	0	204.00	LF	32.00	32.00	100	2011	2011	3	78	5,092	
3	0479	VF PICKET	0	100	0	0	102.00	LF	10.00	10.00	100	2011	2011	3	78	796	

BUILDING DIMENSIONS

FOP=[YR=2011] W16 PTO=[YR=2011] W10 S10 BAS=[YR=2011] W14 S18 FGR=[YR=2011] S37 E21 N7 FOP=[YR=2011] E19 N10 W11 S6 W8 S4 $ N14 W10 N14 U2 L2 W9 $ E9 D2 R2 S14 E10 S10 E8 N6 E11 N38 W26 $ E10 N10 $ S10 E16 N10 $ PTR= E30 FUS=[YR=2011] E40 S38 W19 N5 W21 N33 $ W30 $.

LAND DESCRIPTION

TOTAL OB/XF 9,087

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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS