

LOT 73  
IN OR 1921/203  
AMELIA CONCOURSE SUB #1

DARBY CHERYL LYNN MURPHY  
11338 RIVER HOLLOW LN  
JACKSONVILLE, FL 32218

2025

30-2N-28-0150-0073-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 05  | AVERAGE 80     |
| Exterior Wall            | 16  | WD FR STUC 20  |
| Roof Structure           | 03  | GABLE/HIP 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floo            | 11  | CLAY TILE 80   |
| Interior Floo            | 14  | CARPET 20      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 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       | 1,086            | 100         | 2011 | 1,086        | 115,742              |
| FGR       | 496              | 55          | 2011 | 273          | 29,096               |
| FOP       | 45               | 30          | 2011 | 14           | 1,492                |
| FUS       | 1,470            | 100         | 2011 | 1,470        | 156,667              |
| USP       | 250              | 30          | 2012 | 75           | 7,994                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,347 |  |  | 2,918 | 310,990 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |        |    |       |
|----------------|------------|-------------|-----|-----|---|---|--------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R |
| 1              | 0811       | CONCRETE B  | 0   | 0   | 0 | 0 | 859.00 | SF | 5.20  |
| 2              | 0476       | VF 6 SBPL   | 0   | 0   | 0 | 0 | 144.00 | LF | 32.00 |
| 3              | 0462       | ST/AL FNC   | 0   | 0   | 0 | 0 | 266.00 | SF | 10.00 |

| 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             | 0   |     | 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  | 2,918     | 113.5050    | 113.50         | 331,193        | 2011 | 2011 | 0    | 0    | 0 | 6.10 | 93.90  |
| 1 SINGLE FAM - 0% - 0 Heated Area: 2556 HX Base Yr |     |           |             |                |                |      |      |      |      |   |      |        |
|                                                    |     |           |             |                |                |      |      |      |      |   |      |        |
| BLD DATE 03/29/2023 NW LGL DATE 04/23/2025 MLU     |     |           |             |                |                |      |      |      |      |   |      |        |
| XF DATE INC DATE LAND DATE AG DATE                 |     |           |             |                |                |      |      |      |      |   |      |        |

95080 PERIWINKLE PL, FERNANDINA BEACH

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 9,499       |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
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| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 4              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 310,990   |   |
| TOTAL MARKET OB/XF VALUE  |  | 9,499     |   |
| TOTAL LAND VALUE - MARKET |  | 85,000    |   |
| TOTAL MARKET VALUE        |  | 405,489   |   |
| SOH/AGL Deduction         |  | 0         |   |
| ASSESSED VALUE            |  | 405,489   |   |
| TOTAL EXEMPTION VALUE     |  | 0         |   |
| BASE TAXABLE VALUE        |  | 405,489   |   |
| TOTAL JUST VALUE          |  | 405,489   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  | 0         |   |
| PREVIOUS YEAR MKT VALUE   |  | 381,771   |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B25982     | ADDITION    | 5,857   | 05/01/2012 |
| C24745     | CO ISSUED   | 0       | 01/06/2012 |
| E23969     | NEW CONSTR  | 0       | 11/01/2011 |
| E23693     | NEW CONSTR  | 0       | 08/01/2011 |
| P14924     | NEW CONSTR  | 0       | 08/01/2011 |
| B24745     | NEW CONSTR  | 273,661 | 05/01/2011 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1921/0203                      | 5/31/2014 | WD        | Q   | I   | 01     | 223,000    |
| GRANTOR: CORIGLIANO LINDSAY M  |           |           |     |     |        |            |
| GRANTEE: DARBY CHERYL LYNN M   |           |           |     |     |        |            |
| 1785/1084                      | 3/16/2012 | WD        | Q   | I   | 02     | 210,000    |
| GRANTOR: RICHMOND AMERICAN HOM |           |           |     |     |        |            |
| GRANTEE: TISZA LINDSAY M       |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| USP=[YR=2012] W25 S10 BAS=[YR=2011] W10 S18 FGR=[YR=2011] S26 E21 N21 W10 N5 W11 \$ E11 S5 E10 S24 FOP=[YR=2011] S5 E9 N5 W9 \$ E14 N47 W25\$E25 N10\$ PTR= E30 FUS=[YR=2011] E35 S41 W14 S3 W14 N4 W7 N40 \$ W30 \$ . |  |  |  |  |  |  |  |  |  |