LOT 74
IN OR 1811/681
AMELIA CONCOURSE SUB #1

HOWARD RAYMOND L SR & TANISHA
95092 PERIWINKLE PL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0074-0000

BUILDING CHARACTERISTICS

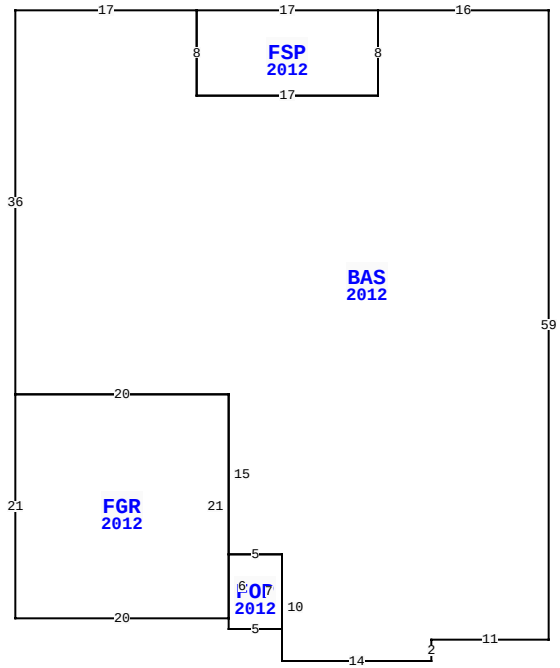
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,342	100	2012	2,342	244,033
FGR	420	55	2012	231	24,070
FOP	35	30	2012	10	1,042
FSP	136	40	2012	54	5,627
TOTALS	2,933			2,637	274,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,637	110.3760	110.38	291,072	2012	2012	0	0	0	5.60	94.40

1 SINGLE FAM – 100% - 2021 Heated Area: 2342 HX Base Yr



95092 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		274,772
TOTAL MARKET OB/XF VALUE		9,357
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		369,129
SOH/AGL Deduction		13,915
ASSESSED VALUE		355,214
TOTAL EXEMPTION VALUE	13	355,214
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		369,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25842	CO ISSUED	0	08/20/2012
B26322	ADDITION	375	08/01/2012
M17293	H/AC	0	06/01/2012
E25095	NEW CONSTR	0	06/01/2012
E25089	ELEC OTHER	0	05/01/2012
P15892	NEW CONSTR	0	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1811/0681	8/24/2012	WD	Q	I	02	230,571
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HOWARD RAYMOND L SR						
1704/0498	10/07/2010	WD	U	V	30	338,000
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W16 FSP=[YR=2012] W17 S8 E17 N8 $ S8 W17 N8 W17 S36 FGR=[YR=2012] S21 E20 FOP=[YR=2012] S1 E5 N7 W5 S6 $ N21 W20 $ E20 S15 E5 S10 E14 N2 E11 N59 $.

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	689.00	SF	5.20	5.20	100	2012	2012	3	92	3,296	
2	0855	CONC PAVER	0	100	24	14	336.00	SF	10.00	10.00	100	2012	2012	3	92	3,091	
3	0476	VF 6 SBPL	0	100	0	0	80.00	LF	32.00	32.00	100	2019	2019	3	94	2,406	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 9,357

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