LOT 78
AMELIA CONCOURSE SUB #1
PB 7/183

VOYTAC FAMILY TRUST/VOYTAC MARK JOHN TRUSTEE
95142 PERIWINKLE PLACE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0078-0000

BUILDING CHARACTERISTICS

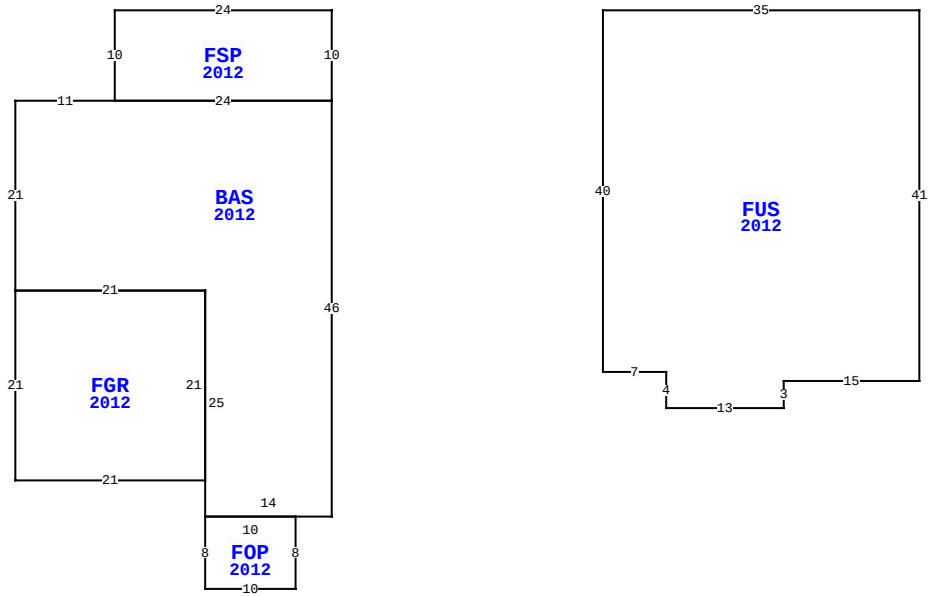
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,085	100	2012	1,085	110,996
FGR	441	55	2012	243	24,859
FOP	80	30	2012	24	2,455
FSP	240	40	2012	96	9,821
FUS	1,467	100	2012	1,467	150,076
TOTALS	3,313			2,915	298,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,915	108.3726	108.37	315,899	2012	2012	0	0	0	5.60	94.40

1 SINGLE FAM – 100% - 2013 Heated Area: 2552 HX Base Yr 2013



95142 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		298,209
TOTAL MARKET OB/XF VALUE		8,945
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		392,154
SOH/AGL Deduction		180,330
ASSESSED VALUE		211,824
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,102
TOTAL JUST VALUE		392,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1801745	H/AC	0	02/01/2018
C25438	CO ISSUED	0	03/19/2012
B25773	ADDITION	995	03/01/2012
E24525	NEW CONSTR	0	01/01/2012
E24535	NEW CONSTR	0	01/01/2012
M16804	H/AC	0	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/606	12/18/2023	WD	U	I	11	100
GRANTOR: VOYTAC MARK J & NATAL						
GRANTEE: VOYTAC FAMILY TRUST						
1786/1001	3/22/2012	WD	Q	I	01	230,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: VOYTAC MARK J & NAT						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2012] W24 S10 BAS=[YR=2012] W11 S21 FGR=[YR=2012] S21 E21 N21 W21 $ E21 S25 FOP=[YR=2012] S8 E10 N8 W10 $ E14 N46 W24 $ E24 N10 $ PTR= E30 FUS=[YR=2012] E35 S41 W15 S3 W13 N4 W7 N40 $W30$.

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	856.00	SF	5.20	5.20	100	2012	2012	3	92	4,095	
2	0855	CONC PAVER	0	100	0	0	500.00	SF	10.00	10.00	100	2018	2018	3	97	4,850	

LAND DESCRIPTION

TOTAL OB/XF 8,945

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	000100	C	RES	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