

LOT 80
AMELIA CONCOURSE SUB #1
PB 7/183

TIFFANY WENDY K L/E/
95168 PERIWINKLE PL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0080-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	05	AVERAGE 80	0100	01	2,070	112.3668	112.37	232,606	2011	2011	0	0	0	6.10	93.90	VALUATION SUMMARY															
Exterior Wall	16	WD FR STUC 20	1 SINGLE FAM - 100% - 2012													Heated Area: 1673															
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2012															
Roof Cover	03	COMP SHNGL 100																													
Interior Wall	05	DRYWALL 100																													
Interior Floo	14	CARPET 80																													
Interior Floo	11	CLAY TILE 20																													
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	1,673	100	2011	1,673	176,527																										
FGR	593	55	2011	326	34,398																										
FOP	58	30	2011	17	1,793																										
FSP	120	40	2011	48	5,065																										
PTO	120	5	2011	6	633																										
TOTALS		2,564			2,070	218,417																									
EXTRA FEATURES						95168 PERIWINKLE PL, FERNANDINA BEACH																									
L N	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	100	9	3	27.00	SF	6.50	6.50	100	2011	2011	3	91	160															
2	0811	CONCRETE B	0	100	0	0	736.00	SF	5.20	5.20	100	2011	2011	3	91	3,483															
TOTAL OB/XF 3,643																															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE														
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																															

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE 218,417

TOTAL MARKET OB/XF VALUE 3,643

TOTAL LAND VALUE - MARKET 85,000

TOTAL MARKET VALUE 307,060

SOH/AGL Deduction 143,231

ASSESSED VALUE 163,829

TOTAL EXEMPTION VALUE HX HB WX SX 105,722

BASE TAXABLE VALUE 58,107

TOTAL JUST VALUE 307,060

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 287,280

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B25417 ADDITION 2,590 01/03/2012

B25161 CO ISSUED 0 12/21/2011

E23970 NEW CONSTR 0 11/01/2011

E238986 NEW CONSTR 0 10/01/2011

M166266 H/AC 0 10/01/2011

P15012 NEW CONSTR 0 10/01/2011

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2507/1866 9/16/2021 LE U I 11 100

GRANTOR: TIFFANY WENDY K

GRANTEE: TIFFANY LAURA & SHA

1770/1876 12/23/2011 WD Q I 02 178,600

GRANTOR: RICHMOND AMERICAN HOM

GRANTEE: TIFFANY JAMES W & W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W16 S5 FSP=[YR=2011] W12 PTO=[YR=2011] W12 S10

E12 N10\$ S10 E12 N10\$ S10 W24 S54 E14 FOP=[YR=2011] E7 N4

FGR=[YR=2011] E19 N33 W11 S10 W10 S23 E2\$ W2 N6 W5 S10\$ N10

E5 N17 E10 N10 E11 N32\$.