LOT 81
IN OR 1889/780
AMELIA CONCOURSE SUB #1

GOWER DAVID M & JENNIFER A
95023 ORCHID PLACE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0081-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

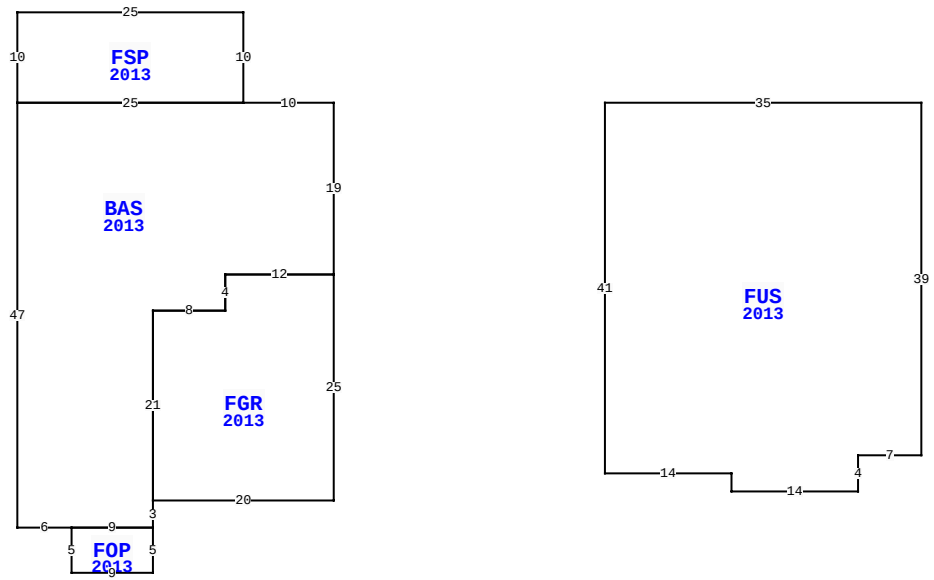
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,117	100	2013	1,117	113,777
FGR	468	55	2013	257	26,178
FOP	45	30	2013	14	1,426
FSP	250	40	2013	100	10,186
FUS	1,449	100	2013	1,449	147,594
TOTALS	3,329			2,937	299,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,937	107.3856	107.39	315,404	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 0% - 0 Heated Area: 2566 HX Base Yr



95237 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	299,161
TOTAL MARKET OB/XF VALUE	3,767
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	387,928
SOH/AGL Deduction	23,157
ASSESSED VALUE	364,771
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	364,771
TOTAL JUST VALUE	387,928
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	364,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327354	CO ISSUED	0	11/12/2013
E1326561	NEW CONSTR	0	08/01/2013
B1327354	NEW CONSTR	290,592	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1889/0780	11/14/2013	SW	Q	I	02	245,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GOWER DAVID M & JEN						
1861/0311	6/04/2013	SW	U	V	30	110,400
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W10 FSP=[YR=2013] N10 W25 S10 E25 $ W25 S47 E6 FOP=[YR=2013] S5 E9 N5 W9 $ E9 N3 FGR=[YR=2013] E20 N25 W12 S4 W8 S21 $ N21 E8 N4 E12 N19 $ PTR= E30 FUS=[YR=2013] E35 S39 W7 S4 W14 N2 W14 N41 $ 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	0	0	0	779.00	SF	5.20	5.20	100	2013	2013	3	93	3,767	

LAND DESCRIPTION

TOTAL OB/XF 3,767

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	0		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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS