

LOT 83
IN OR 1985/1734
AMELIA CONCOURSE SUB #1

WEISER BENJAMIN W & HEIDI L
95207 PERIWINKLE PL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0083-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 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		4 100
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
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NEIGHBORHOOD/LOC	4067.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,081	100	2015	1,081	120,875
FGR	630	55	2015	346	38,689
FOP	76	30	2015	23	2,572
FSP	120	40	2015	48	5,368
FUS	1,486	100	2015	1,486	166,163
STR	33	10	2015	3	335

TOTALS	3,426			2,987	334,002
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,038.00	SF	5.20
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50
3	0911	SCRN RM A	0	100	0	0	1,266.00	SF	17.50
4	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
6	0855	CONC PAVER	0	100	0	0	816.00	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	100		RSF-2	0.00	0.00	1.00

REVIEW DATE	12/26/2019	BY	KW
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,987	116.6634	116.66	348,463	2015	2015	0	0	0	4.15	95.85
1 SINGLE FAM - 100% - 2016												
Heated Area: 2567												
HX Base Yr 2016												

BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/23/2025
INC DATE			AG DATE	MLU

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	0811	CONCRETE B	0	100	0	0	1,038.00	SF	5.20	5.20	100	2015	2015	3	95	5,128	
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2015	2015	3	95	185	
3	0911	SCRN RM A	0	100	0	0	1,266.00	SF	17.50	17.50	100	2019	2019	3	82	18,167	
4	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2019	2019	3	87	33,278	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	82	1,640	
6	0855	CONC PAVER	0	100	0	0	816.00	SF	10.00	10.00	100	2019	2019	3	97	7,915	

TOTAL OB/XF										66,313							
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	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

Total Acres:	0.00	Total Land Value:	85,000	Market:	0	Agricultural:	0	Common:	85,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		334,002	
TOTAL MARKET OB/XF VALUE		66,313	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		485,315	
SOH/AGL Deduction		153,797	
ASSESSED VALUE		331,518	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		280,796	
TOTAL JUST VALUE		485,315	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		462,474	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1907316	SWIM POOL	61,000	09/01/2019
B1529825	NEW CONSTR	317,110	01/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1985/1734	6/12/2015	SW	Q	I	02	260,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE:WEISER BENJAMIN W &							
1956/1691	1/06/2015	SW	U	V	30	667,400	
GRANTOR:JS AMELIA CONCOURSE P							
GRANTEE:D R HORTON INC-JACK							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2015] W12 S10 BAS=[YR=2015] W25 S23 FGR=[YR=2015] W10 S21 E30 N3 FOP=[YR=2015] E17 N4 W13 N2 W4 S6\$ N18 W20\$ E20 S12 E4 S2 E13 N37 W12\$ E12 N10\$ PTR= E20 FUS=[YR=2015] E37 S37 W14 STR=[YR=2015] W3 N11 E3 S11\$ N11 W3 S18 W10 S1W10 N45\$ W20\$.									