

LOT 85
IN OR 1986/1133
AMELIA CONCOURSE SUB #1

SPISAK JON M & GINA M SARLI
95179 PERIWINKLE PL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0085-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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	1,329	100	2014	1,329	131,954
FGR	663	55	2014	365	36,240
FOP	84	30	2014	25	2,482
FSP	220	40	2014	88	8,737
FUS	1,692	100	2014	1,692	167,995

TOTALS	3,988			3,499	347,409
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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	1,140.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	160.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
4	0479	VF PICKET	0	100	0	0	70.00	LF	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	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,499	104.1348	104.13	364,351	2014	2014	0	0	4.65	95.35
1 SINGLE FAM - 100% - 2016											
Heated Area: 3021											
HX Base Yr 2016											

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

TOTAL OB/XF											
10,774											

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10,774											

Total Acres:	0.00	Total Land Value:	85,000	Market:	0	Agricultural:	0	Common:	85,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		347,409	
TOTAL MARKET OB/XF VALUE		10,774	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		443,183	
SOH/AGL Deduction		150,540	
ASSESSED VALUE		292,643	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		241,921	
TOTAL JUST VALUE		443,183	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		417,747	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428711	CO ISSUED	0	09/30/2014
B1428711	NEW CONSTR	357,778	05/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1986/1133	5/27/2015	WD	Q	I	01	263,000	
GRANTOR: SAMPLES DIRK S & VICK							
GRANTEE: SPISAK JON M & GINA							
1945/1565	10/29/2014	SW	Q	I	01	267,000	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: SAMPLES DIRK S & VI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2014] W22 S10 BAS=[YR=2014] W18 S33 FGR=[YR=2014] S23 E29 N15 FOP=[YR=2014] E11 N8 W8 D3 L3 S5 \$ N5 U3 L3 W26 \$ E26 D3 R3 U3 R3 E8 N33 W22 \$ E22 N10 \$ PTR= E30 FUS=[YR=2014] E40 S33 W16 S16 W12 N1 W12 N48 \$ W30 \$.									