

LOT 89
AMELIA CONCOURSE SUB #1
PB 7/183

MARX ANDREW
95093 PERIWINKLE PLACE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0089-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
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	1,860	100	2011	1,860	199,123
FGR	462	55	2011	254	27,193
FOP	41	30	2011	12	1,285
FSP	230	40	2011	92	9,849

TOTALS	2,593			2,218	237,449
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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	0	0	0	520.00	SF	5.20
2	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00
3	0476	VF 6 SBPL	0	0	0	0	36.00	LF	32.00
4	0479	VF PICKET	0	0	0	0	68.00	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	0		RSF-2	0.00	0.00	1.00

REVIEW DATE	01/06/2023	BY	DJA
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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	2,218	114.0132	114.01	252,874	2011	2011	0	0	0	6.10	93.90	
1 SINGLE FAM - 0% - 2024													
Heated Area: 1860													
HX Base Yr													

95093 PERIWINKLE PL, FERNANDINA BEACH	BLD DATE	03/29/2023	NW	LGL DATE		
	XF DATE			LAND DATE	04/23/2025	MLU
	INC DATE			AG DATE		

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	0	0	0	520.00	SF	5.20	5.20	100	2011	2011	3	91	2,461	
2	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	81	243	
3	0476	VF 6 SBPL	0	0	0	0	36.00	LF	32.00	32.00	100	2012	2012	3	81	933	
4	0479	VF PICKET	0	0	0	0	68.00	LF	10.00	10.00	100	2012	2012	3	81	551	

TOTAL OB/XF													4,188	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00			

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				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				237,449	
TOTAL MARKET OB/XF VALUE				4,188	
TOTAL LAND VALUE - MARKET				85,000	
TOTAL MARKET VALUE				326,637	
SOH/AGL Deduction				0	
ASSESSED VALUE				326,637	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				326,637	
TOTAL JUST VALUE				326,637	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				306,036	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24246	CO ISSUED	0	10/20/2011
B25213	ADDITION	4,504	10/01/2011
E23237	ELEC OTHER	0	02/01/2011
E23248	ELEC OTHER	0	02/01/2011
M15941	H/AC	0	02/01/2011
P14606	NEW CONSTR	0	01/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2624/0795	3/06/2023	WD	Q	I	02	390,000	
GRANTOR: GILLIS ROBERT JR & SA							
GRANTEE: MARX ANDREW							
1762/1723	10/21/2011	WD	Q	I	02	194,100	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: GILLIS ROBERT JR &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2011] W30 FSP=[YR=2011] W10 S23 E10 N23 \$ S23 W10 S45 E13 N1 FOP=[YR=2011] E7 N5 FGR=[YR=2011] E20 N22 W21 S22 E1 \$ W1 N1 W6 S6 \$ N6 E6 N21 E21 N40 \$.									