LOT 91
IN OR 1893/1855
AMELIA CONCOURSE SUB #1

POLLEYS ROBERT L & LORRAINE J
414 REGENCY LN
ABINGTON, MA 02351

2025

30-2N-28-0150-0091-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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

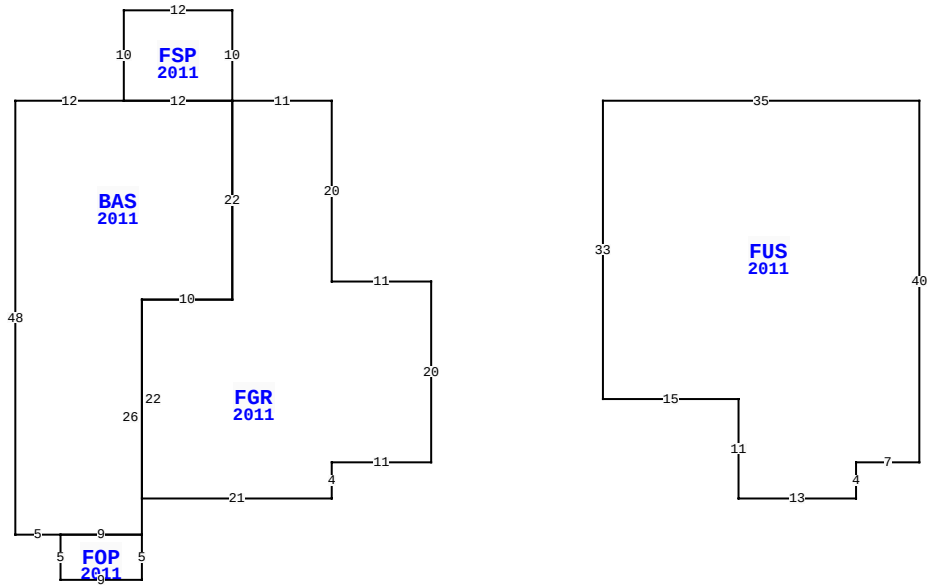
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	892	100	2011	892	94,912
FGR	924	55	2011	508	54,052
FOP	45	30	2011	14	1,489
FSP	120	40	2011	48	5,107
FUS	1,347	100	2011	1,347	143,325
TOTALS	3,328			2,809	298,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,809	113.8032	113.80	319,664	2011	2011	0	0	0	6.50	93.50

1 SINGLE FAM – 0% - 0 Heated Area: 2239 HX Base Yr



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

95045 PERIWINKLE PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	298,886
TOTAL MARKET OB/XF VALUE	4,732
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	388,618
SOH/AGL Deduction	19,845
ASSESSED VALUE	368,773
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	368,773
TOTAL JUST VALUE	388,618
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	365,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24024	CO ISSUED	0	03/17/2011
B24458	ADDITION	2,656	03/01/2011
M15740	H/AC	0	11/01/2010
B24024	NEW CONSTR	279,516	10/01/2010
P14497	NEW CONSTR	0	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1893/1855	11/13/2013	SW	Q	I	01	214,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: POLLEYS ROBERT L &						
1868/0704	6/25/2013	WD	U	I	12	232,500
GRANTOR: TEMPLETON GARY S & JO						
GRANTEE: US BANK NATIONAL AS						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2011] W11 FSP=[YR=2011] N10 W12 S10 BAS=[YR=2011] W12 S48 E5 FOP=[YR=2011] S5 E9 N5 W9 $ E9 N26 E10 N22 W12 $ E12 $ S22 W10 S22 E21 N4 E11 N20 W11 N20 $ PTR= E30 FUS=[YR=2011] E35 S40 W7 S4 W13 N11 W15 N33 $ 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	0812	CONCRETE C	0	0	0	0	1,300.00	SF	4.00	4.00	100	2011	2011	3	91	4,732	

LAND DESCRIPTION

TOTAL OB/XF 4,732

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	000134	C	RES POND	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 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS