

MACALUSO-RUST DEBORAH A/RUST STEVEN D
95023 PERIWINKLE PLACE
FERNANDINA BEACH, FL 32034-3791

30-2N-28-0150-0092-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																
Exterior Wall		16	WD FR STUC 100		0100	01	2,018	124.6119	124.61	251,463	2011			0	0	6.50	93.50	VALUATION BY		STANDARD																													
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2012										Heated Area: 1658										HX Base Yr 2012																								
Roof Cover		05	COMP SHNGL 100																						BUILDING MARKET VALUE										235,118														
Interior Wall		03	DRYWALL 100																						TOTAL MARKET OB/XF VALUE										7,016														
Interior Floo		11	CLAY TILE 70																						TOTAL LAND VALUE - MARKET										85,000														
Interior Floo		14	CARPET 30																						TOTAL MARKET VALUE										327,134														
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction										130,223														
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE										196,911														
Bedrooms			2 100																						TOTAL EXEMPTION VALUE										HX HB 50,722														
Bathrooms			3 100																						BASE TAXABLE VALUE										146,189														
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE										327,134														
Stories		1.	1. 100																						NCON VALUE										0														
Units		00	0 100																						INCOME VALUE																								
Occupancy		00	NONE 100																						PREVIOUS YEAR MKT VALUE										306,649														
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	1,658	100	2011	1,658	193,174																																												
FGR	530	55	2011	292	34,021																																												
FOP	48	30	2011	14	1,632																																												
FSP	120	40	2011	48	5,592																																												
PTO	120	5	2011	6	699																																												
TOTALS		2,476			2,018										235,118																																		
EXTRA FEATURES					95023 PERIWINKLE PL, FERNANDINA BEACH															BLD DATE 03/29/2023 NW										LGL DATE 04/23/2025 MLU																			
																				XF DATE										LAND DATE																			
																				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	0 100	0	0	763.00	SF	5.20	5.20	100	2011	2011	3	91	3,611																																		
2	0855	CONC PAVER	0 100	0	0	512.00	SF	7.00	7.00	100	2016	2016	3	95	3,405																																		
LAND DESCRIPTION										TOTAL OB/XF										7,016																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000																																