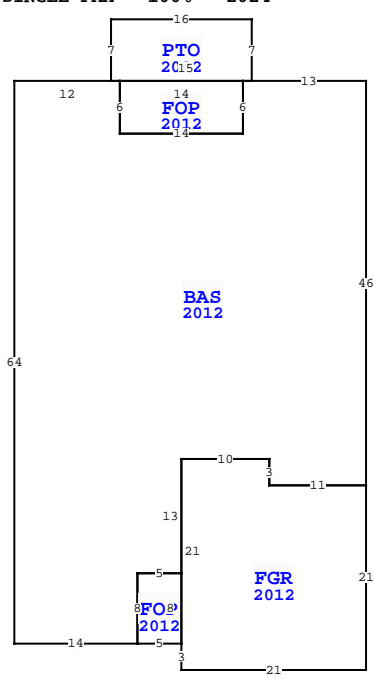




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
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
BAS	2,028	100	2012
FGR	471	55	2012
FOP	40	30	2012
FOP	84	30	2012
PTO	112	5	2012
TOTALS	2,735		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2024		265,643	2012	2012	0	0	5.65	94.35
				Heated Area: 2028			HX Base Yr 2024				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			250,634
TOTAL MARKET OB/XF VALUE			10,095
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			345,729
SOH/AGL Deduction			11,648
ASSESSED VALUE			334,081
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			283,359
TOTAL JUST VALUE			345,729
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			324,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25811	CO ISSUED	0	06/27/2012
B25869	NEW CONSTR	900,000	04/01/2012
E24900	NEW CONSTR	0	04/01/2012
E24934	NEW CONSTR	0	04/01/2012
M17104	H/AC	0	04/01/2012
B25811	NEW CONSTR	231,337	03/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/1433	12/06/2022	QC	U	I	11	100
GRANTOR: SHAW COREY L & ASHLIE						
GRANTEE: WARREN ASHLIE E & J						
1821/0709	10/19/2012	WD	Q	I	01	191,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SHAW COREY L & ASHL						

EXTRA FEATURES																
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	667.00	SF	5.20	5.20	100	2012	2012	3	92	3,191	
2	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2012	2012	3	81	243	
3	0476	VF 6 SBPL	0	100	0	257.00	LF	32.00	32.00	100	2012	2012	3	81	6,661	

95013 PERIWINKLE PL, FERNANDINA BEACH

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

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2012] W13 PTO=[YR=2012] N7 W16 S7 E1 FOP=[YR=2012] E14 S6 W14 N6 \$ E15\$ W1 S6 W14 N6 W12 S64 E14 FOP=[YR=2012] E5 FGR=[YR=2012] S3 E21 N21 W11 N3 W10 S21 \$ N8 W5 S8 \$ N8 E5 N13 E10 S3 E11 N46 \$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							