LOT 86
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

CAHAL STEPHEN J & AUTUMN V
95214 PERIWINKLE PLACE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0086-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

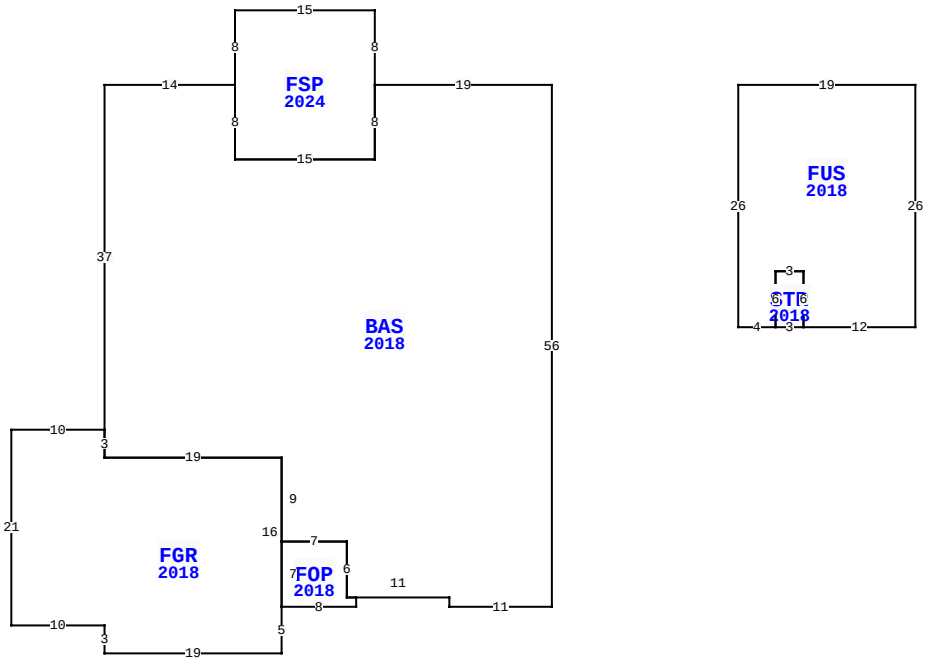
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100	2018	2,204	248,069
FGR	609	55	2018	335	37,705
FOP	50	30	2018	15	1,689
FSP	240	40	2024	96	10,805
FUS	476	100	2018	476	53,575
STR	18	10	2018	2	225
TOTALS	3,597			3,128	352,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,128	115.4370	115.44	361,096	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 2680 HX Base Yr



95214 PERIWINKLE PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	352,069
TOTAL MARKET OB/XF VALUE	5,069
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	442,138
SOH/AGL Deduction	22,127
ASSESSED VALUE	420,011
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	420,011
TOTAL JUST VALUE	442,138
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	416,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706998	NEW CONSTR	339,937	08/04/2017
C1706998	CO ISSUED	0	03/29/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2259/1405	2/22/2019	WD	Q	I	01	325,000
GRANTOR: PERKINS NATHAN & REBE						
GRANTEE: CAHAL STEPHEN J & A						
2187/0883	3/29/2018	WD	Q	I	01	303,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PERKINS NATHAN & RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W19 S8 W15 N8 W14 S37 S3 E19 S9 E7 S6 E11 S1 E11 N56 $
FGR=[YR=2018;ORIG=-48,37] W10 S21 E10 S3 E19 N5 N16 W19 N3 $
FUS=[YR=2018;ORIG=20,0] E19 S26 W12 N6 W3 S6 W4 N26 $
FOP=[YR=2018;ORIG=-29,56] E8 N1 W1 N6 W7 S7 $
STR=[YR=2018;ORIG=27,26] W3 N6 E3 S6 $
PTR=[ORIG=0,0] E20 W20 $
FSP=[YR=2024;ORIG=-34,8] E15 N8 N8 W15 S8 S8 $
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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	0810	CONCRETE A	0	0	0	0	804.00	SF	6.50	6.50	100	2018	2018	3	97	5,069	

LAND DESCRIPTION

TOTAL OB/XF 5,069

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	000100	C	RES	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 05/07/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS