LOT 95
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

KULBEL DANIEL K & DEBRA M
95190 PERIWINKLE PL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0095-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

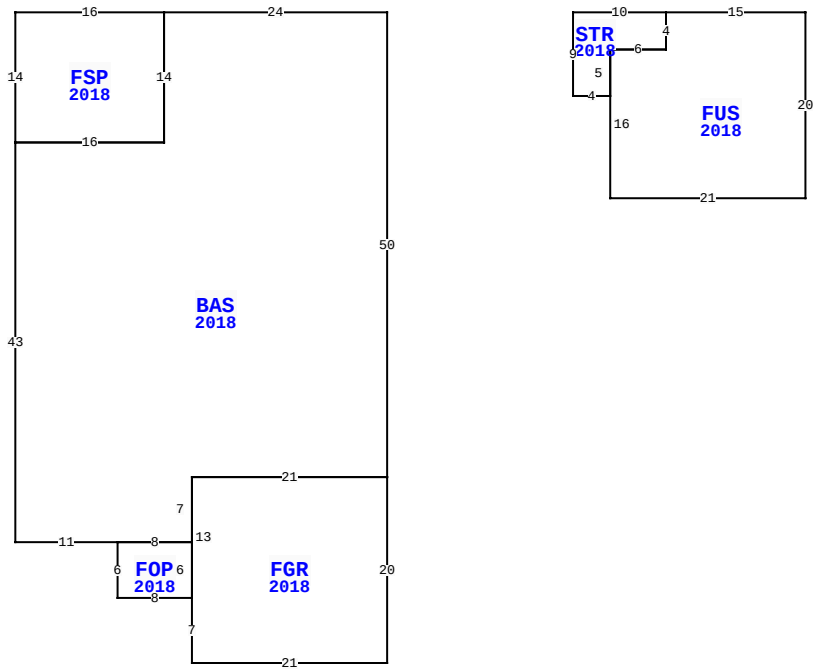
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,909	100	2018	1,909	221,452
FGR	420	55	2018	231	26,797
FOP	48	30	2018	14	1,624
FSP	224	40	2018	90	10,441
FUS	396	100	2018	396	45,938
STR	60	10	2018	6	696
TOTALS	3,057			2,646	306,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,646	119.0448	119.04	314,980	2018	2018	0	0	0	2.55	97.45

1 SINGLE FAM – 100% - 2023 Heated Area: 2305 HX Base Yr 2023



95190 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		306,948
TOTAL MARKET OB/XF VALUE		3,536
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		395,484
SOH/AGL Deduction		15,571
ASSESSED VALUE		379,913
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		324,191
TOTAL JUST VALUE		395,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803382	CO ISSUED	0	08/31/2019
E1812282	SOLAR PANELS	25,900	12/18/2018
18003382	NEW CONSTR	298,305	05/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2603/1573	11/16/2022	WD	Q	I	02	510,000
GRANTOR: MADONNA ERIC D & JANI						
GRANTEE: KULBEL DANIEL K & D						
2226/0355	9/19/2018	WD	Q	I	01	283,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MADONNA ERIC D & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 FSP=[YR=2018] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2018] S6 E8 FGR=[YR=2018] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N50$ PTR=E20 STR=[YR=2018] E10 FUS=[YR=2018] E15 S20 W21 N16 E6 N4$ S4 W6 S5 W4 N9$ W20$.

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	0811	CONCRETE B	0	100	0	0	701.00	SF	5.20	5.20	100	2018	2018	3	97	3,536	

LAND DESCRIPTION

TOTAL OB/XF 3,536

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	100		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 01/15/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS