LOT 73
IN OR 1921/203
AMELIA CONCOURSE SUB #1

DARBY CHERYL LYNN MURPHY
11338 RIVER HOLLOW LN
JACKSONVILLE, FL 32218

2026

30-2N-28-0150-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

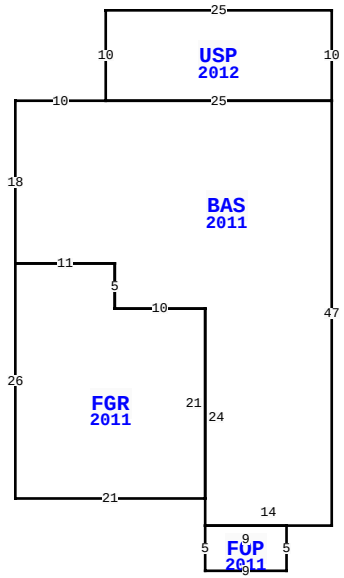
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	

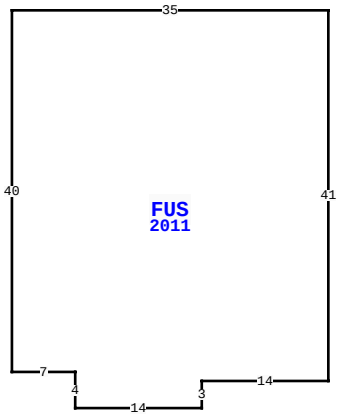
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,086	100	2011	1,086	120,887
FGR	496	55	2011	273	30,389
FOP	45	30	2011	14	1,559
FUS	1,470	100	2011	1,470	163,632
USP	250	30	2012	75	8,349
TOTALS	3,347			2,918	324,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,918	113.5050	119.18	347,767	2011	2011	0	0	0	6.60	93.40

1 SINGLE FAM 0% - 0 Heated Area: 2556 HX Base Yr





95080 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	324,814
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	409,814
SOH/AGL Deduction	0
ASSESSED VALUE	409,814
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	409,814
TOTAL JUST VALUE	409,814
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	405,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25982	ADDITION	5,857	05/01/2012
C24745	CO ISSUED	0	01/06/2012
E23969	NEW CONSTR	0	11/01/2011
E23693	NEW CONSTR	0	08/01/2011
P14924	NEW CONSTR	0	08/01/2011
B24745	NEW CONSTR	273,661	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1921/0203	5/31/2014	WD	Q	I	01	223,000
GRANTOR: CORIGLIANO LINDSAY M						
GRANTEE: DARBY CHERYL LYNN M						
1785/1084	3/16/2012	WD	Q	I	02	210,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: TISZA LINDSAY M						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2012] W25 S10 BAS=[YR=2011] W10 S18 FGR=[YR=2011] S26 E21 N21 W10 N5 W11 $ E11 S5 E10 S24 FOP=[YR=2011] S5 E9 N5 W9 $ E14 N47 W25$E25 N10$ PTR= E30 FUS=[YR=2011] E35 S41 W14 S3 W14 N4 W7 N40 $ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS