LOT 76
AMELIA CONCOURSE SUB #1
PB 7/183

PUISHYS JOSEPH III & MICHELLE
95122 PERIWINKLE PL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0076-0000

BUILDING CHARACTERISTICS

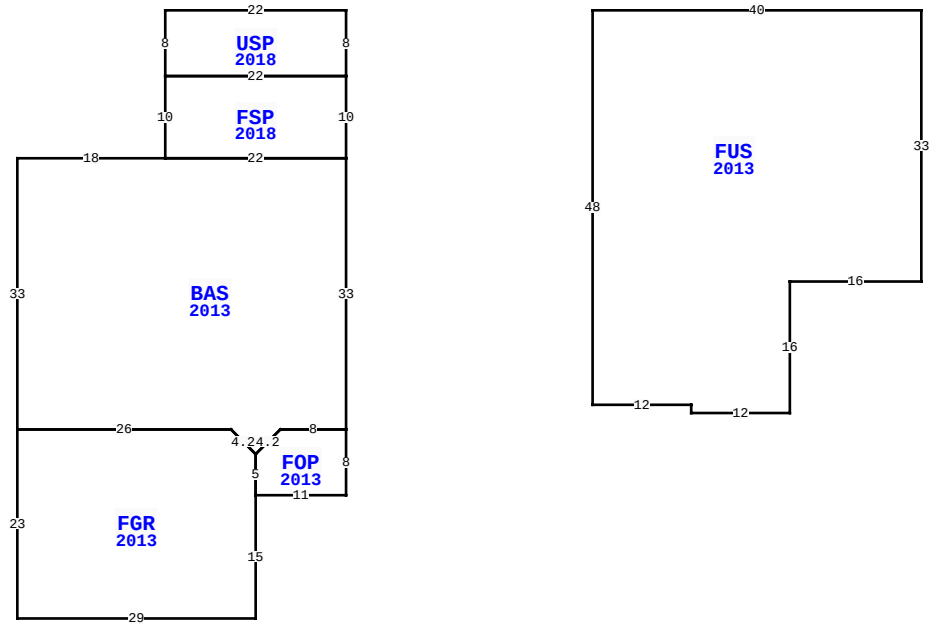
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,329	100	2013	1,329	145,441
FGR	663	55	2013	365	39,944
FOP	84	30	2013	25	2,736
FSP	220	40	2018	88	9,630
FUS	1,692	100	2013	1,692	185,167
USP	176	30	2018	53	5,800
TOTALS	4,164			3,552	388,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,552	110.4705	115.99	411,996	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 100% - 2023 Heated Area: 3021 HX Base Yr 2023



95122 PERIWINKLE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		388,718
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		473,718
SOH/AGL Deduction		16,758
ASSESSED VALUE		456,960
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		405,549
TOTAL JUST VALUE		473,718
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805674	SCRN ENCLSRE	4,397	10/01/2018
B1429549	PTO	1,800	11/01/2014
C1326801	CO ISSUED	0	05/01/2013
B26801	NEW CONSTR	179,928	01/01/2013
P1316348	NEW CONSTR	0	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2556/0514	4/14/2022	WD	Q	I	01	580,000
GRANTOR: BROAD MICHAEL A & SAN						
GRANTEE: PUISHYS JOSEPH III						
1858/0475	5/17/2013	WD	Q	I	01	288,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BROAD MICHAEL A & S						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2018] W22 S8 FSP=[YR=2018] S10 BAS=[YR=2013] W18 S33 FGR=[YR=2013] S23 E29 N15 FOP=[YR=2013] E11 N8 W8 D3 L3 S5 $ N5 U3 L3 W26 $ E26 D3 R3 U3 R3 E8 N33 W22 $ E22 N10 W22$ E22 N8$ PTR= E30 FUS=[YR=2013] E40 S33 W16 S16 W12 N1 W12 N48 $ W30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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							

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