LOT 77
AMELIA CONCOURSE SUB #1
PB 7/183

LINARES EDNORA G/LACHARITE ROGER RENE
95132 PERIWINKLE PL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0077-0000

BUILDING CHARACTERISTICS

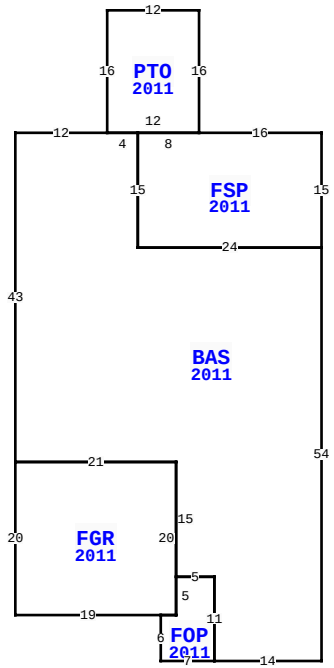
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,799	100	2011	1,799	205,329
FGR	420	55	2011	231	26,365
FOP	67	30	2011	20	2,283
FSP	360	40	2011	144	16,436
PTO	192	5	2011	10	1,141
TOTALS	2,838			2,204	251,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,204	116.3799	122.20	269,329	2011	2011	0	0	0	6.60	93.40

1 SINGLE FAM 100% - 2022 Heated Area: 1799 HX Base Yr 2022



95132 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		251,553
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		336,553
SOH/AGL Deduction		49,502
ASSESSED VALUE		287,051
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		235,640
TOTAL JUST VALUE		336,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24462	CO ISSUED	0	07/08/2011
E23369	NEW CONSTR	0	04/01/2011
M16064	H/AC	0	04/01/2011
B24462	NEW CONSTR	205,300	03/01/2011
P14701	NEW CONSTR	0	03/01/2011
E23236	ELEC OTHER	0	02/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2425/0611	1/14/2021	WD	Q	I	01	280,500
GRANTOR: PRIESS JASON & AMBER						
GRANTEE: LINARES EDNORA G &						
2291/1342	7/18/2019	WD	Q	I	01	255,000
GRANTOR: KNEEDLER RICHARD & KA						
GRANTEE: PRIESS JASON & AMBE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2011] W16 PTO=[YR=2011] N16 W12 S16 BAS=[YR=2011] W12 S43 FGR=[YR=2011] S20 E19 FOP=[YR=2011] S6 E7 N11 W5 S5 W2 $ E2 N20 W21 $ E21 S15 E5 S11 E14 N54 W24 N15 W4 $ E12 $ W8 S15 E24 N15 $.

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	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