LOT 79
IN OR 1920/1764
AMELIA CONCOURSE SUB #1

MREICH MICHEL & MIRNA
95154 PERIWINKLE PL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0079-0000

BUILDING CHARACTERISTICS

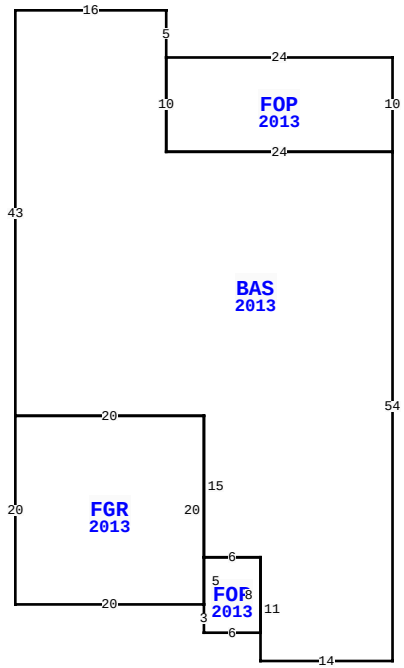
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,814	100	2013	1,814	212,655
FGR	400	55	2013	220	25,791
FOP	48	30	2013	14	1,642
FOP	240	30	2013	72	8,441
TOTALS	2,502			2,120	248,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,120	118.3350	124.25	263,410	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 100% - 2017 Heated Area: 1814 HX Base Yr 2017



95154 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		248,527
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		333,527
SOH/AGL Deduction		118,188
ASSESSED VALUE		215,339
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		163,928
TOTAL JUST VALUE		333,527
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327633	CO ISSUED	0	12/30/2013
B1327633	NEW CONSTR	216,908	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1920/1764	5/27/2014	SW	Q	I	02	194,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MREICH MICHEL & MIR						
1871/1251	8/05/2013	SW	U	V	30	190,900
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2013] W24 BAS=[YR=2013] N5 W16 S43 FGR=[YR=2013] S20 E20 FOP=[YR=2013] S3 E6 N8 W6 S5 $ N20 W20 $ E20 S15 E6 S11 E14 N54 W24 N10 $ S10 E24 N10 $.

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