

LOT 84
AMELIA CONCOURSE SUB #1
PB 7/183

ARNOLD DUANE CALVIN/ARNOLD DARLENE HELEN
95193 PERIWINKLE RD
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0084-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	31	HARDIE BRD 70	0100	01	2,751	120.0528	126.06	346,791	2015	2015	0	0	0	4.65	95.35	VALUATION BY STANDARD													
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM 100% - 2026													Heated Area: 2339 HX Base Yr 2026													
Roof Structur	03	GABLE/HIP 100															Tax Group: 4 Tax Dist:												
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE 330,665												
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 799												
Interior Floo	11	CLAY TILE 70															TOTAL LAND VALUE - MARKET 85,000												
Interior Floo	14	CARPET 30															TOTAL MARKET VALUE 416,464												
Air Condition	03	CENTRAL 100	SOH/AGL Deduction 0																										
Heating Type	04	AIR DUCTED 100	ASSESSED VALUE 416,464																										
Bedrooms	4	100	TOTAL EXEMPTION VALUE HX HB 51,411																										
Bathrooms	3	100	BASE TAXABLE VALUE 365,053																										
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE 416,464																										
Stories	1.	1. 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 408,141																										
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	2,339	100	2015	2,339	281,143																								
FGR	580	55	2015	319	38,343																								
FOP	119	30	2015	36	4,327																								
FSP	135	40	2015	54	6,490																								
PTO	60	5	2018	3	360																								
TOTALS			3,233		2,751	330,665																							
EXTRA FEATURES						95193 PERIWINKLE PL, FERNANDINA BEACH																							
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														
2	0911	SCRN RM A	0 100	15 4	60.00	SF	18.00	18.00	100	2018	2018	3	74	799															
BLD DATE 03/29/2023 NW LGL DATE 04/23/2025 MLU																													
XF DATE INC DATE LAND DATE AG DATE																													
BUILDING NOTES																													
SALES DATA																													
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																						
2712/31		5/15/2024	WD	Q	I	02	475,000																						
GRANTOR: CATOR TERRY & ELLEN																													
GRANTEE: ARNOLD DUANE CALVIN																													
1983/0758		5/29/2015	SW	Q	I	01	251,400																						
GRANTOR: D R HORTON INC-JACKSO																													
GRANTEE: CATOR TERRY & ELLEN																													
BUILDING DIMENSIONS																													
BAS=[YR=2015] W3 U2 L2 W6 D2 L2 W3 PTO=[YR=2018] W15 S4 E15 N4\$ S4 FSP=[YR=2015] W15 S9 E15 N9 \$S9 W15 N13 W17 S46 FGR=[YR=2015] S20 E27 FOP=[YR=2015] S4 E12 N4 W1 U3 L3 N8 W6 S11 W2 \$ E2 N20 W29 \$ E29 S9 E6 S8 D3 R3 E10N66 \$.																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																													