LOT 85
IN OR 1986/1133
AMELIA CONCOURSE SUB #1

SPISAK JON M & GINA M SARLI
95179 PERIWINKLE PL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0085-0000

BUILDING CHARACTERISTICS

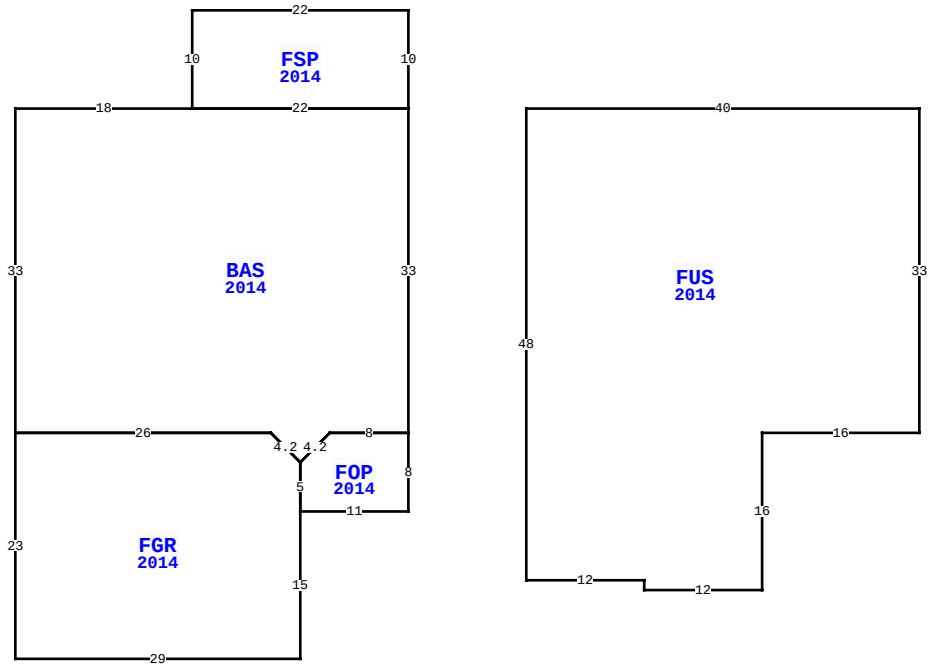
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2014	1,329	137,829
FGR	663	55	2014	365	37,854
FOP	84	30	2014	25	2,593
FSP	220	40	2014	88	9,126
FUS	1,692	100	2014	1,692	175,475
TOTALS	3,988			3,499	362,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,499	104.1348	109.34	382,581	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 100% - 2016 Heated Area: 3021 HX Base Yr 2016



95179 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		362,878
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		447,878
SOH/AGL Deduction		147,334
ASSESSED VALUE		300,544
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		249,133
TOTAL JUST VALUE		447,878
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428711	CO ISSUED	0	09/30/2014
B1428711	NEW CONSTR	357,778	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1986/1133	5/27/2015	WD	Q	I	01	263,000
GRANTOR: SAMPLES DIRK S & VICK						
GRANTEE: SPISAK JON M & GINA						
1945/1565	10/29/2014	SW	Q	I	01	267,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SAMPLES DIRK S & VI						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2014;ORIG=12,10] E40 S33 W16 S16 W12 N1 W12 N48 $
BAS=[YR=2014;ORIG=-22,10] W18 S33 E26 D3R3 U3R3 E8 N33 W22 $
FGR=[YR=2014;ORIG=-40,43] S23 E29 N15 N5 U3L3 W26 $
FSP=[YR=2014;ORIG=0,0] W22 S10 E22 N10 $
FOP=[YR=2014;ORIG=-11,51] E11 N8 W8 D3L3 S5 $
PTR=[ORIG=0,0] E30 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