

LOT 92
IN OR 1740/1940
AMELIA CONCOURSE SUB #1

MACALUSO-RUST DEBORAH A/RUST STEVEN D
95023 PERIWINKLE PLACE
FERNANDINA BEACH, FL 32034-3791

2026

30-2N-28-0150-0092-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		3 100			
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	1,658	100	2011	1,658	201,748
FGR	530	55	2011	292	35,531
FOP	48	30	2011	14	1,704
FSP	120	40	2011	48	5,840
PTO	120	5	2011	6	730
TOTALS	2,476			2,018	245,553

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,018	124.6119	130.84	264,035	2011	2011	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2012

Heated Area: 1658

HX Base Yr 2012

The floor plan diagram illustrates the layout of a single-family home with various rooms and their dimensions. The areas are labeled as follows:

- PTO 2011** (Patio): 10' x 12'
- FSP 2011** (Front Porch): 10' x 12'
- BAS 2011** (Bathroom): 24' x 54'
- FGR 2011** (Front Garden): 16' x 21'
- FOP 2011** (Front Overhang): 6' x 5'

The overall dimensions of the property are 16' x 31'.

BLD DATE	03/29/2023	NW	LGL DATE	
YE DATE			LAND DATE	04/23/2025