

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,716	117.7344	106.26	288,602	2022	2022	0	0	0.00	100.00		
1 SINGLE FAM - 100% - 2023 Heated Area: 2266 HX Base Yr 2023													

85116 POPLAR BREEZE WAY, FERNANDINA BEACH, FL 32034

L	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
1	0855	CONC PAVR	0	100	0	901.00	UT	10.00	10.00	100	2022	2022	3	100	9,010	
2	0462	ST/AL FNC	0	100	0	384.00	SF	10.00	10.00	100	2022	2022	3	100	3,840	
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	

TOTAL OB/XF 13,450

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		288,602	
TOTAL MARKET OB/XF VALUE		13,450	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		377,052	
SOH/AGL Deduction		0	
ASSESSED VALUE		377,052	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		327,052	
TOTAL JUST VALUE		377,052	
NCON VALUE		302,052	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017563	CO ISSUED	0	11/29/2022
22005354	NEW CONSTR	381,531	04/06/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2607/1625	11/30/2022	SW	Q	I	01	378,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: LILLY PATRICE NELSO						
2590/0661	9/07/2022	SW	Q	V	05	231,000
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BLD DATE		03/06/2023	NW	LGL DATE	06/13/2023	MLU
----------	--	------------	----	----------	------------	-----

XF DATE			LAND DATE	
---------	--	--	-----------	--

INC DATE			AG DATE	
----------	--	--	---------	--

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022] W13 FSP=[YR=2022] W20 S12 E20 N12 S12 W20 N12 W16 S46 FGR=[YR=2022] S20 E10 S2 E19 N11 FOP=[YR=2022] E6 N8 W6 S8 S11 W29 S E29 S3 E6 S13 E2 S1 E10 N1 E2 N62 S.	