



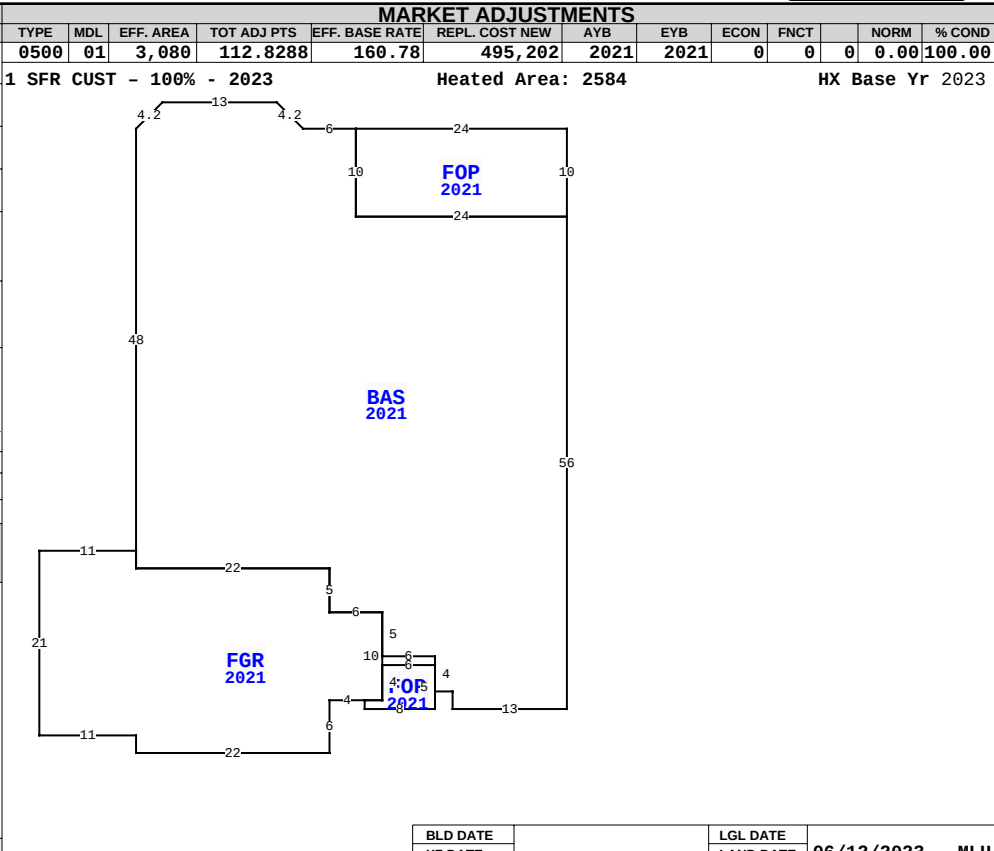
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,584	100	2,584	415,456
FGR	753	55	414	66,563
FOP	32	30	10	1,608
FOP	240	30	72	11,576
TOTALS	3,609		3,080	495,202

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,418.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	66.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00



95287 POPLAR WAY, FERNANDINA BEACH	BLD DATE		LGL DATE	06/12/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF									
14,840									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	495,202		
TOTAL MARKET OB/XF VALUE	14,840		
TOTAL LAND VALUE - MARKET	115,000		
TOTAL MARKET VALUE	625,042		
SOH/AGL Deduction	0		
ASSESSED VALUE	625,042		
TOTAL EXEMPTION VALUE	HX HB VX 55,000		
BASE TAXABLE VALUE	570,042		
TOTAL JUST VALUE	625,042		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	529,007		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011838	CO ISSUED	0	07/29/2021
B2011838	NEW CONSTR	356,799	12/21/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2573/0598	6/17/2022	WD Q	I	I	02
GRANTOR:MARTIN GINA M TRUST					SALE PRICE 749,000
GRANTEE: BEAVER DONALD B & K					
2485/0698	7/30/2021	WD Q	I	I	01
GRANTOR: RIVERSIDE HOMES OF NO					508,400
GRANTEE:MARTIN GINA M TRUST					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2021] W24 BAS=[YR=2021] W6 U3 L3 W13 D3 L3 S48									
FGR=[YR=2021] W11 S21 E11 S2 E22 N6 E4 FOP=[YR=2021] S1 E8 N5									
W6 S4 W2\$ E2 N10W6 N5 W22 N2\$ S2 E22 S5 E6 S5 E6 S4 E2 S2 E13									
N56 W24 N10\$ S10 E24 N10\$.									