



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 60
Exterior Wall	16 WD FR STUC 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3.5 100
Frame	03 MASONRY 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
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	1,761	100	1,761	245,012
FGR	620	55	341	47,444
FOP	30	30	9	1,252
FOP	112	30	34	4,731
FUS	1,107	100	1,107	154,020
STR	48	10	5	696
TOTALS	3,678		3,257	453,154

EXTRA FEATURES	
L N	OB/XF CODE
1	0855 CONC PAVER
2	0855 CONC PAVER

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,257	103.3160	147.23	479,528	2011	2011	0	0	5.50	94.50
1 SFR CUST - 0% - 2023 Heated Area: 2868 HX Base Yr											
95275 POPLAR WAY, FERNANDINA BEACH											
BLD DATE: 06/12/2023 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		453,154	
TOTAL MARKET OB/XF VALUE		11,344	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		579,498	
SOH/AGL Deduction		0	
ASSESSED VALUE		579,498	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		579,498	
TOTAL JUST VALUE		579,498	
NCON VALUE		464,498	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		473,129	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25081	CO ISSUED	0	12/08/2011
M16594	H/AC	0	10/01/2011
E23791	NEW CONSTR	0	09/01/2011
P14987	NEW CONSTR	0	09/01/2011
B25081	NEW CONSTR	320,483	08/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2633/495	4/25/2023	WD U	I	I	11
GRANTOR: MILLS KEON T					
GRANTEE: BRUMFIEL AMANDA L &					
2330/1260	1/06/2020	WD U	I	I	11
GRANTOR: BRUMFIEL AMANDA L & J					
GRANTEE: MILLS KEON T					

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
BAS=[YR=2011] W33 FOP=[YR=2011] N8 W14 S8 E14 \$ W17 S38 FOP=[YR=2011] S5 E6 N5 W6 \$ E6 S6 E13 FGR=[YR=2011] S7 E31 N20 W31 S13 \$ N13 E31 N31 \$ PTR= E30 FUS=[YR=2011] E50 S28 W15 N7 W17 STR=[YR=2011] W12 N4 E12 S4\$ N4 W12 S4 W6 N21\$ W30 \$.	

LAND DESCRIPTION		TOTAL OB/XF 11,344																	
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
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000		