LOT 185
AMELIA NATIONAL #1B PB 7/191

PAMPALONI TERESA MARIE
95233 POPLAR WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0185-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

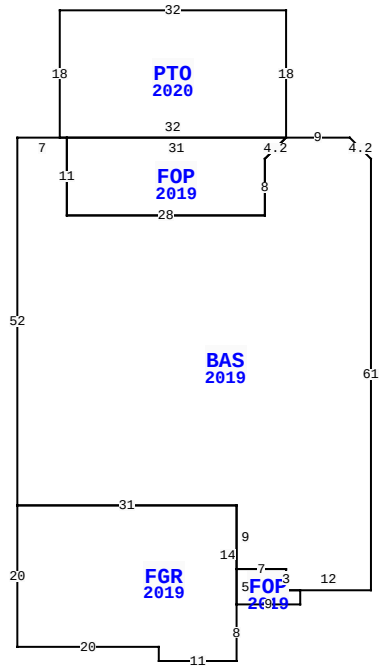
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,490	100	2,490	390,290
FGR	642	55	353	55,330
FOP	39	30	12	1,881
FOP	313	30	94	14,734
PTO	576	5	29	4,546
TOTALS	4,060		2,978	466,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,978	111.6720	159.13	473,889	2019	2019	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2020 Heated Area: 2490 HX Base Yr 2020



95233 POPLAR WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		466,781
TOTAL MARKET OB/XF VALUE		17,552
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		599,333
SOH/AGL Deduction		242,599
ASSESSED VALUE		356,734
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		306,734
TOTAL JUST VALUE		599,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2000122	SCRNE CLOSURE	13,910	02/10/2020
C1901348	CO ISSUED	0	08/21/2019
B1901348	NEW CONSTR	343,684	03/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/1924	10/12/2022	QC	U	I	11	100
GRANTOR: PAMPALONI WAYNE ALBER						
GRANTEE: PAMPALONI TERESA MA						
2301/1377	8/29/2019	WD	Q	I	01	422,400
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: PAMPALONI TERESA MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W9 PTO=[YR=2020] N18 W32 S18 E32$
FOP=[YR=2019] W31 S11 E28 N8 U3 R3 $ L3 D3 S8 W28 N11 W7
S52 FGR=[YR=2019] S20 E20 S2 E11 N8 FOP=[YR=2019] E9 N2 W2
N3 W7 S5$ N14 W31$ E31 S9 E7 S3 E12 N61$.

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
1	0855	CONC PAVER	0	100	3	18	54.00	SF	10.00	10.00	100	2019	2019	3	99	535	
2	0855	CONC PAVER	0	100	0	0	772.00	SF	10.00	10.00	100	2019	2019	3	99	7,643	
3	0911	SCRN RM A	0	100	32	18	576.00	SF	17.50	17.50	100	2020	2020	3	93	9,374	

LAND DESCRIPTION

TOTAL OB/XF 17,552

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 03/05/2021 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS