

LOT 188
ESMT PT OR 1774/896
AMELIA NATIONAL #1B PB 7/191

KOVAL DAVID & MARYANN
95203 POPLAR WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0188-0000



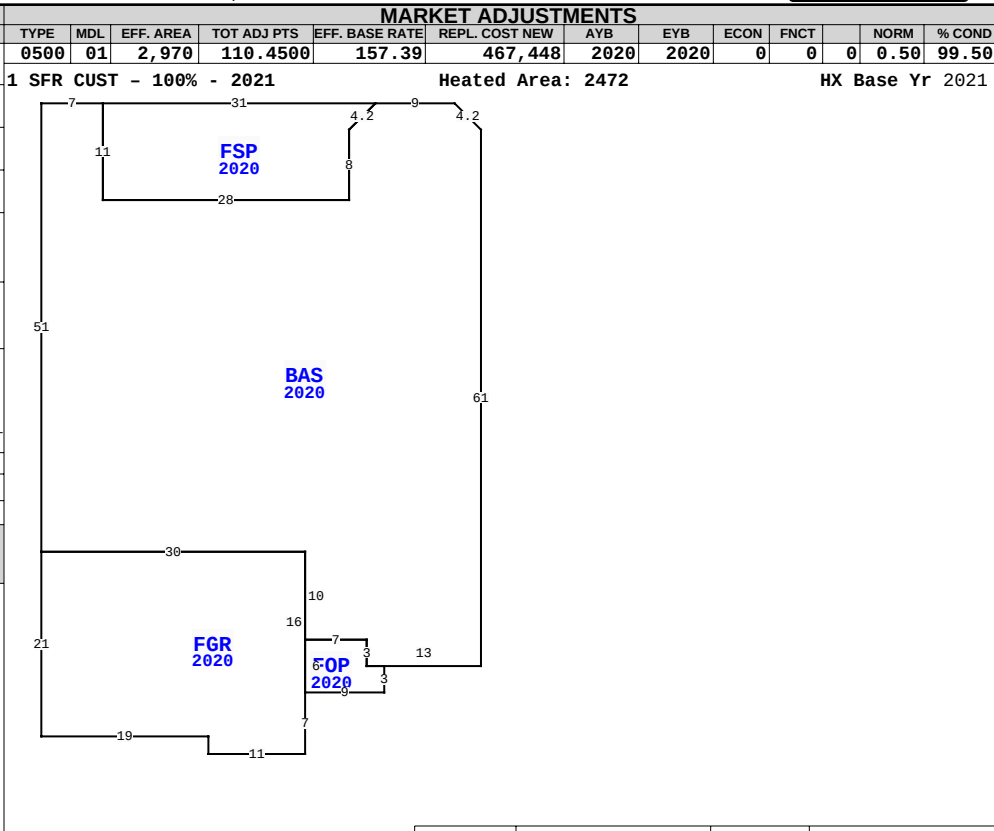
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,472	100	2,472	387,123
FGR	652	55	359	56,220
FOP	48	30	14	2,192
FSP	313	40	125	19,576
TOTALS	3,485		2,970	465,111

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	14	3	42.00	SF	10.00	10.00	100	2020
2	0855	CONC PAVER	0 100	0	0	740.00	SF	10.00	10.00	100	2020

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



95203 POPLAR WAY, FERNANDINA BEACH											
TOTAL OB/XF 7,742											

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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											465,111
TOTAL MARKET OB/XF VALUE											7,742
TOTAL LAND VALUE - MARKET											103,500
TOTAL MARKET VALUE											576,353
SOH/AGL Deduction											199,341
ASSESSED VALUE											377,012
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											327,012
TOTAL JUST VALUE											576,353
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											491,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905887	CO ISSUED	0	03/05/2020
B1905887	NEW CONSTR	344,098	07/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2345/0043	3/03/2020	WD	Q	I	02	425,500	
GRANTOR: RIVERSIDE HOMES OF N							
GRANTEE: KOVAL DAVID & MARYA							
2157/1294	11/10/2017	SW	U	V	37	111,000	
GRANTOR: WEEKLEY HOMES LLC F/K							
GRANTEE: RIVERSIDE HOMES OF							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] U3 L3 W9 FSP=[YR=2020] W31 S11 E28 N8 U3 R3 \$ D3 L3 S8 W28 N11 W7 S51 FGR=[YR=2020] S21 E19 S2 E11 N7 FOP=[YR=2020] E9 N3 W2 N3 W7 S6\$ N16 W30\$ E30 S10 E7 S3 E13 N61\$.											