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

MIELE MICHAEL A/DEAN-MIELE BEATRICE
95169 POPLAR WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0191-0000

BUILDING CHARACTERISTICS

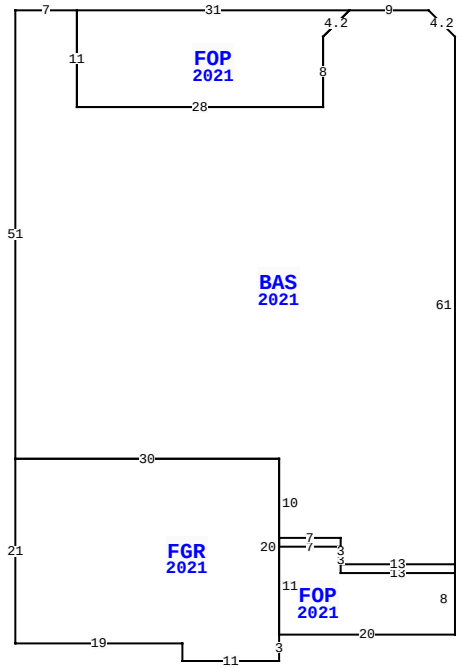
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,472	100	2,472	386,744
FGR	652	55	359	56,166
FOP	181	30	54	8,448
FOP	313	30	94	14,706
TOTALS	3,618		2,979	466,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,979	109.7920	156.45	466,065	2021	2021	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 2472 HX Base Yr 2023



95169 POPLAR WAY, FERNANDINA BEACH

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

EXTRA FEATURES

LN	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	0	0	886.00	SF	10.00	10.00	100	2021	2021	3	100	8,860	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		466,065
TOTAL MARKET OB/XF VALUE		8,860
TOTAL LAND VALUE - MARKET		103,500
TOTAL MARKET VALUE		578,425
SOH/AGL Deduction		0
ASSESSED VALUE		578,425
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		528,425
TOTAL JUST VALUE		578,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010534	CO ISSUED	0	05/07/2021
B2010534	NEW CONSTR	346,781	10/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/1323	8/01/2022	WD	Q	I	02	675,000
GRANTOR: CLARK RYAN M & JILL M						
GRANTEE: MIELE MICHAEL S & B						
2463/0420	5/07/2021	WD	Q	I	01	481,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: CLARK RYAN M & JILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] U3 L3 W9 FOP=[YR=2021] W31 S11 E28 N8 U3 R3 $ D3 L3 S8 W28 N11 W7 S51 FGR=[YR=2021] S21 E19 S2 E11 N3 FOP=[YR=2021] E20 N8 W13 N3 W7 S11$ N20 W30$ E30 S10 E7 S3 E13 N61$.

LAND DESCRIPTION

TOTAL OB/XF 8,860

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.90	115,000.00	103,500.00	103,500							

REVIEW DATE 12/28/2021 BY DJ Total Acres: 0.00 Total Land Value: 103,500 Market: 0 Agricultural: 0 Common: 103,500 PRINTED 08/02/2023 BY SYS