

LOT 193
ESMT PT OR 1774/896
AMELIA NATIONAL #1B PB 7/191

MCKINLEY GREGORY & CYNTHIA L/E/
95143 POPLAR WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0193-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																				
Exterior Wall	10	ABOVE AVG 100	0500	01	2,804	113.6640	161.97	454,164	2019	2019	0	0	1.00	99.00	VALUATION BY STANDARD																				
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2020													Heated Area: 2318																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020																			
Interior Wall	05	DRYWALL 100														VALUATION SUMMARY																			
Interior Floo	11	CLAY TILE 80														Tax Group: 4										Tax Dist:									
Interior Floo	14	CARPET 20														BUILDING MARKET VALUE										449,622									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										5,379									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										103,500									
Bedrooms		3 100														TOTAL MARKET VALUE										558,501									
Bathrooms		2 100														SOH/AGL Deduction										191,383									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										367,118									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Units	0	0 100														BASE TAXABLE VALUE										317,118									
Occupancy	00	NONE 100	TOTAL JUST VALUE										558,501																						
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										475,538																						
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	2,318	100	2,318	371,692																															
FGR	747	55	411	65,904																															
FOP	24	30	7	1,123																															
FSP	171	40	68	10,904																															
TOTALS			3,260	2,804	449,622																														
EXTRA FEATURES			95143 POPLAR WAY, FERNANDINA BEACH																																
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	0810	CONCRETE A	0	100	3	17	51.00	SF	6.50	6.50	100	2019	2019	3	99	328																			
2	0810	CONCRETE A	0	100	0	0	785.00	SF	6.50	6.50	100	2019	2019	3	99	5,051																			
LAND DESCRIPTION																																			
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	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 11/08/2019 BY KWNW Total Acres: 0.00 Total Land Value: 103,500 Market: 0 Agricultural: 0 Common: 103,500 PRINTED 08/02/2023 BY SYS																																			