LOT 194
ESMT PT OR 1774/896
AMELIA NATIONAL #1B PB 7/191

PHILLIPS WILLIAM JR & MARLENE
95129 POPLAR WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0194-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

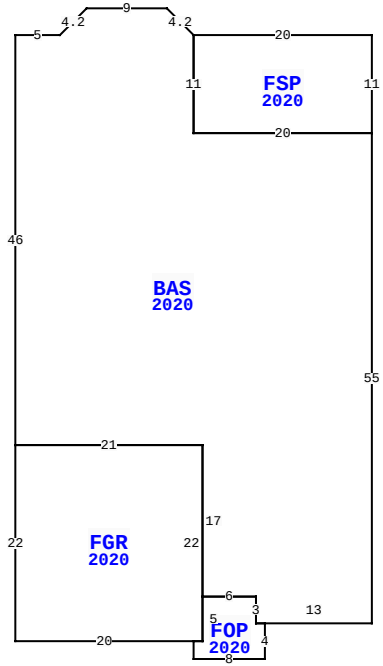
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100	2,018	336,485
FGR	462	55	254	42,352
FOP	48	30	14	2,334
FSP	220	40	88	14,673
TOTALS	2,748		2,374	395,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,374	117.6000	167.58	397,835	2020	2020	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2021 Heated Area: 2018 HX Base Yr 2021



95129 POPLAR WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		395,846
TOTAL MARKET OB/XF VALUE		73,412
TOTAL LAND VALUE - MARKET		103,500
TOTAL MARKET VALUE		572,758
SOH/AGL Deduction		178,769
ASSESSED VALUE		393,989
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		343,989
TOTAL JUST VALUE		572,758
NCON VALUE		19,845
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004334	SCREEN ROOM	17,000	03/18/2022
B2107862	SWIM POOL	56,860	06/16/2021
C2000789	CO ISSUED	0	08/20/2020
B2000789	NEW CONSTR	275,196	02/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2398/0720	10/05/2020	WD	Q	I	02	364,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: PHILLIPS WILLIAM F						
2164/0373	12/11/2017	SW	U	V	37	481,000
GRANTOR: WEEKLEY HOMES LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W20 BAS=[YR=2020] U3 L3 W9 D3 L3 W5 S46
FGR=[YR=2020] S22 E20 FOP=[YR=2020] S2 E8 N4 W1 N3 W6 S5
W1$ E1 N22 W21$ E21 S17 E6 S3 E13 N55 W20 N11$ S11 E20 N11$.

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	8	3	24.00	SF	10.00	10.00	100	2020	2020	3	99	238	
2	0855	CONC PAVER	0	100	0	0	633.00	SF	10.00	10.00	100	2020	2020	3	99	6,267	
3	0462	ST/AL FNC	0	100	150	0	600.00	SF	10.00	10.00	100	2020	2020	3	95	5,700	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588	
5	0861	POOL GUNIT	0	100	0	0	371.00	SF	85.00	85.00	100	2021	2021	3	98	30,904	
6	0855	CONC PAVER	0	100	0	0	793.00	SF	10.00	10.00	100	2021	2021	3	100	7,930	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940	
8	0911	SCRN RM A	0	100	0	0	1,134.00	SF	17.50	17.50	100	2022	2022	3	100	19,845	

LAND DESCRIPTION

TOTAL OB/XF 73,412

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 08/17/2022 BY DJ Total Acres: 0.00 Total Land Value: 103,500 Market: 0 Agricultural: 0 Common: 103,500 PRINTED 08/02/2023 BY SYS