LOT 195
ESMT PT OR 1774/896
AMELIA NATIONAL #1B PB 7/191

SHAY MICHAEL & KARA
95117 POPLAR WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0195-0000

BUILDING CHARACTERISTICS

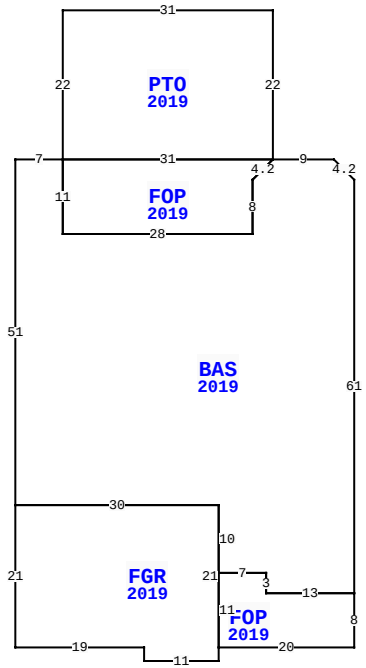
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	374,728
FGR	652	55	359	54,420
FOP	181	30	54	8,185
FOP	313	30	94	14,249
PTO	682	5	34	5,154
TOTALS	4,300		3,013	456,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,013	107.4560	153.12	461,351	2019	2019	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2020 Heated Area: 2472 HX Base Yr 2020



95117 POPLAR WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		456,737
TOTAL MARKET OB/XF VALUE		22,694
TOTAL LAND VALUE - MARKET		103,500
TOTAL MARKET VALUE		582,931
SOH/AGL Deduction		259,819
ASSESSED VALUE		323,112
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		273,112
TOTAL JUST VALUE		582,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		492,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1906576	SCRN ENCLSR	17,712	08/01/2019
C1909192	CO ISSUED	0	07/12/2019
B1909192	NEW CONSTR	205,000	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2291/0683	7/15/2019	WD	Q	I	02	399,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: SHAY MICHAEL & KARA						
2164/0373	12/11/2017	SW	U	V	37	481,000
GRANTOR: WEEKLEY HOMES LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W9 PTO=[YR=2019] N22 W31 S22 E31$
FOP=[YR=2019] W31 S11 E28 N8 U3 R3 $ D3 L3 S8 W28 N11 W7
S51 FGR=[YR=2019] S21 E19 S2 E11 N2 FOP=[YR=2019] E20 N8
W13 N3 W7 S11$ N21 W30$ E30 S10 E7 S3 E13 N61$.

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	11	3	33.00	SF	10.00	10.00	100	2019	2019	3	99	327	
2	0855	CONC PAVER	0	100	0	0	852.00	SF	10.00	10.00	100	2019	2019	3	99	8,435	
3	0911	SCRN RM A	0	100	31	22	682.00	SF	17.50	17.50	100	2019	2019	3	90	10,742	
4	0462	ST/AL FNC	0	100	78	0	312.00	SF	10.00	10.00	100	2019	2019	3	93	2,902	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 22,694

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 11/07/2019 BY KW Total Acres: 0.00 Total Land Value: 103,500 Market: 0 Agricultural: 0 Common: 103,500 PRINTED 08/02/2023 BY SYS