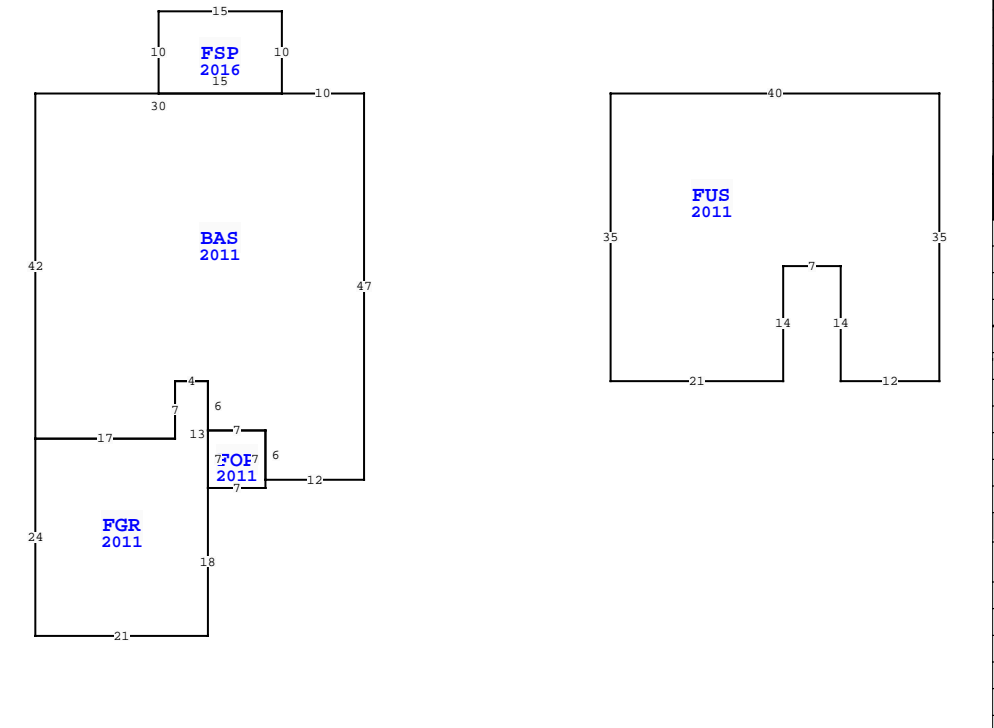


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	60
Exterior Wall	16	WD FR STUC	40
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMNT	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3.5	100
Frame	03	MASONRY	100
Stories	2.	2.100	
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR CUST	- 100%	- 2023									Heated Area: 3007	HX Base Yr 2023



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	1,705	100	1,705	240,169
FGR	532	55	293	41,273
FOP	49	30	15	2,113
FSP	150	40	60	8,452
FUS	1,302	100	1,302	183,402
TOTALS	3,738		3,375	475,409

95093 POPLAR WAY, FERNANDINA BEACH

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

EXTRA FEATURES																
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	0855	CONC PAVER	0	100	0	668.00	SF	10.00	10.00	100	2011	2011	3	93	6,212	
2	0462	ST/AL FNC	0	100	72	288.00	SF	10.00	10.00	100	2012	2012	3	71	2,045	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	475,409		
TOTAL MARKET OB/XF VALUE	8,257		
TOTAL LAND VALUE - MARKET	103,500		
TOTAL MARKET VALUE	587,166		
SOH/AGL Deduction	0		
ASSESSED VALUE	587,166		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	537,166		
TOTAL JUST VALUE	587,166		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	479,822		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25080	CO ISSUED	0	12/12/2011
M16596	H/AC	0	10/01/2011
E23793	NEW CONSTR	0	09/01/2011
P14986	NEW CONSTR	0	09/01/2011
B25080	NEW CONSTR	330,503	08/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/0467	6/14/2021	QC	U	I	11	100
GRANTOR: MCMAHON KATELYN P						
GRANTEE: PRUS FILIP						
2366/0367	6/04/2020	WD	Q	I	01	320,000
GRANTOR: CHABOT ANGELA R & JEF						
GRANTEE: PRUS FILIP & KATELY						

BUILDING NOTES

BUILDING DIMENSIONS
 BAS=[YR=2011] W10 FSP=[YR=2016] N10 W15 S10 E15 \$ W30 S42
 FGR=[YR=2011] S24 E21 N18 FOP=[YR=2011] E7 N7 W7 S7 \$ N13
 W4 S7 W17 \$ E17 N7 E4 S6 E7 S6 E12 N47 \$ PTR= E30
 FUS=[YR=2011] E40 S35 W12 N14 W7 S14 W21 N35 \$ W30 \$.

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							