

LOT 198
ESMT PT OR 1769/574
AMELIA NATIONAL #1B PB 7/191

CONSTABLE CATHERINE D
95079 POPLAR WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0198-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 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	2,782	100	2,782	393,264
FGR	676	55	372	52,586
FOP	36	30	11	1,555
FOP	168	30	50	7,068
TOTALS	3,662		3,215	454,472

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,098.00	SF	10.00	10.00	100	2012
2	0911	SCRN RM A	0 100	0	0	748.00	SF	17.50	17.50	100	2012
3	0861	POOL GUNIT	0 100	0	0	360.00	SF	85.00	85.00	100	2012
4	0845	KOOL DECK	0 100	0	0	580.00	SF	7.25	7.25	100	2012
5	0462	ST/AL FNC	0 100	36	0	144.00	SF	10.00	10.00	100	2012

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	3,215	104.4200	148.80	478,392	2012	2012	0	0	0	5.00	95.00	
1 SFR CUST - 100% - 2022 Heated Area: 2782 HX Base Yr 2022													
95079 POPLAR WAY, FERNANDINA BEACH													

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		454,472	
TOTAL MARKET OB/XF VALUE		44,876	
TOTAL LAND VALUE - MARKET		103,500	
TOTAL MARKET VALUE		602,848	
SOH/AGL Deduction		96,042	
ASSESSED VALUE		506,806	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		456,806	
TOTAL JUST VALUE		602,848	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		492,045	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25153	CO ISSUED	0	04/09/2012
B25653	SWIM POOL	20,000	02/01/2012
E23908	NEW CONSTR	0	10/01/2011
P15044	NEW CONSTR	0	10/01/2011
B25153	NEW CONSTR	316,660	09/01/2011
B0720258	NEW CONSTR	202,686	07/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2642/1808	5/24/2023	WD	Q	I	02
GRANTOR: MARCIEL CHRISTOPHER W					
GRANTEE: CONSTABLE CATHERINE					
2466/0035	5/13/2021	WD	Q	I	02
GRANTOR: LIBY LIVING TRUST					
GRANTEE: MARCIEL CHRISTOPHER					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2012] W16 FOP=[YR=2012] W14 S12 E14 N12 \$ S12 W14 N12 W20 S71 E14 FOP=[YR=2012] S2 E6 FGR=[YR=2012] S2 E20 N2 E10 N21 W27 N2 W3 S23 \$ N6 W6 S4 \$ N4 E6 N17 E3 S2 E27 N52 \$.											