LOT 199
AMELIA NATIONAL #1B PB 7/191

TOY DAVID L
95067 POPLAR WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0199-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

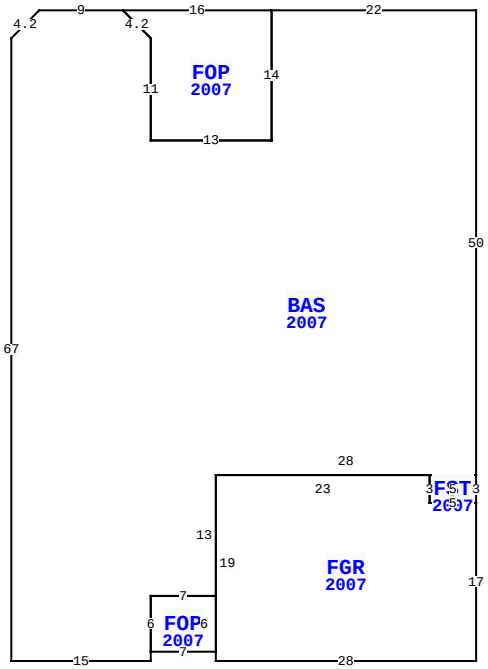
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,700	100	2,700	376,873
FGR	545	55	300	41,875
FOP	42	30	13	1,815
FOP	187	30	56	7,816
FST	15	55	8	1,116
TOTALS	3,489		3,077	429,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,077	105.8920	150.90	464,319	2007	2007	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2020 Heated Area: 2700 HX Base Yr 2020



95067 POPLAR WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE	11/01/2007 RK	LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		429,495
TOTAL MARKET OB/XF VALUE		37,686
TOTAL LAND VALUE - MARKET		103,500
TOTAL MARKET VALUE		570,681
SOH/AGL Deduction		256,312
ASSESSED VALUE		314,369
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		264,369
TOTAL JUST VALUE		570,681
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23197	XFOB	56,881	01/01/2010
B0922971	SWIM POOL	36,500	10/01/2009
B21999	ADDITION	1,550	10/01/2008
M13171	MECH OTHER	0	08/01/2007
E19718	ELEC OTHER	0	07/01/2007
C20075	CO ISSUED	0	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2270/0516	4/22/2019	WD	Q	I	01	327,000
GRANTOR: GIGGY TODD C						
GRANTEE: TOY DAVID L						
1865/0420	6/29/2013	QC	U	I	11	100
GRANTOR: GIGGY TODD C & DANIKA						
GRANTEE: GIGGY TODD C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W22 FOP=[YR=2007] W16 D3 R3 S11 E13 N14 $ S14 W13 N11 U3 L3 W9 D3 L3 S67 E15 N1 FOP=[YR=2007] E7 FGR=[YR=2007] S1 E28 N17 FST=[YR=2007] N3 W5 S3 E5 $ W5 N3 W23 S19 $ N6 W7 S6 $ N6 E7 N13 E28 N50 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0811	CONCRETE B	0	100	0	0	948.00	SF	5.20	5.20	100	2007	2007	3	89	4,387	
3	0911	SCRN RM A	0	100	0	0	744.00	SF	17.50	17.50	100	2010	2010	3	50	6,510	
4	0861	POOL GUNIT	0	100	0	0	240.00	SF	85.00	85.00	100	2010	2010	3	64	13,056	
5	0855	CONC PAVER	0	100	0	0	504.00	SF	10.00	10.00	100	2010	2010	3	92	4,637	
6	0462	ST/AL FNC	0	100	0	0	840.00	SF	10.00	10.00	100	2010	2010	3	64	5,376	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2010	2010	3	50	500	

LAND DESCRIPTION

TOTAL OB/XF 37,686

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 01/05/2018 BY KWX Total Acres: 0.00 Total Land Value: 103,500 Market: 0 Agricultural: 0 Common: 103,500 PRINTED 08/02/2023 BY SYS