

LOT 201
IN OR 1546/181
ESMT OR 1776/1587

PAGE JONATHAN & MOYA
95043 POPLAR WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0201-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
Exterior Wall	16	WD FR STUC 100	0500	01	2,828	116.2560	165.66	468,486	2007	2007	0	0	7.50	92.50	VALUATION BY STANDARD											
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2009												Heated Area: 2396											
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2009											
Interior Wall	05	DRYWALL 100																								
Interior Floo	11	CLAY TILE 70																								
Interior Floo	14	CARPET 30																								
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	2,396	100	2,396	367,152																						
FGR	632	55	348	53,326																						
FOP	54	30	16	2,452																						
FOP	200	30	60	9,195																						
FST	15	55	8	1,226																						
TOTALS			3,297	2,828	433,350																					
EXTRA FEATURES			95043 POPLAR WAY, FERNANDINA BEACH																							
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	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	0812	CONCRETE C	0	100	0	0	1,090.00	SF	4.00	4.00	100	2007	2007	3	89	3,880										
3	0911	SCRN RM A	0	100	50	32	1,600.00	SF	17.50	17.50	100	2010	2010	3	50	14,000										
4	0861	POOL GUNIT	0	100	34	18	612.00	SF	85.00	85.00	100	2010	2010	3	64	33,293										
5	0855	CONC PAVER	0	100	0	0	988.00	SF	10.00	10.00	100	2010	2010	3	92	9,090										
TOTAL OB/XF 63,483																										
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									
REVIEW DATE 07/23/2020 BY KWA Total Acres: 0.00 Total Land Value: 103,500 Market: 0 Agricultural: 0 Common: 103,500 PRINTED 08/02/2023 BY SYS																										