

LOT 202
IN OR 1781/1286
ESMT PT OR 1769/574

BUTLER CHARLES D & CHRISTI
95033 POPLAR WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0202-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
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	5	100
Bathrooms	3.5	100
Frame	03	MASONRY 100
Stories	2.	2. 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	1,943	100	1,943	266,560
FGR	462	55	254	34,846
FOP	45	30	14	1,921
FOP	200	30	60	8,232
FUS	1,404	100	1,404	192,614
TOTALS	4,054		3,675	504,172

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	832.00	SF	10.00	10.00	
2	0861	POOL GUNIT	0	0	0	0	288.00	SF	85.00	85.00	
3	0911	SCRN RM A	0	0	0	0	675.00	SF	17.50	17.50	
4	0845	KOOL DECK	0	0	0	0	387.00	SF	7.25	7.25	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000136	C	SFR INT	0		PUD	0.00	0.00	1.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,675	101.3400	144.41	530,707	2012	2012	0	0	5.00	95.00
1 SFR CUST - 0% - 0 Heated Area: 3347 HX Base Yr											
BLD DATE: 06/12/2023 MLU											

95033 POPLAR WAY, FERNANDINA BEACH

TOTAL OB/XF											
34,927											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 504,172											
TOTAL MARKET OB/XF VALUE 34,927											
TOTAL LAND VALUE - MARKET 103,500											
TOTAL MARKET VALUE 642,599											
SOH/AGL Deduction 205,963											
ASSESSED VALUE 436,636											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 436,636											
TOTAL JUST VALUE 642,599											
NCON VALUE 0											
INCOME VALUE 0											
PREVIOUS YEAR MKT VALUE 524,948											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25654	ADDITION	16,585	02/02/2012
B25649	XFOB	2,405	02/01/2012
E24199	NEW CONSTR	0	12/01/2011
B25453	SWIM POOL	20,000	12/01/2011
M16767	H/AC	0	12/01/2011
P15284	NEW CONSTR	0	12/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1781/1286	2/24/2012	WD	Q	I	01	266,100	
GRANTOR: TAYLOR MORRISON OF FL							
GRANTEE: BUTLER CHARLES D &							
1544/1610	1/04/2008	WD	U	V	21	100	
GRANTOR: MORRISON HOMES INC							
GRANTEE: TAYLOR WOODROW HOME							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2012] W2 FOP=[YR=2012] N8 W25 S8 E25 \$ W48 S29 FGR=[YR=2012] S22 E21 N22 W21 \$ E21 S17 E10 FOP=[YR=2012] S5 E9 N5 W9 \$ E19 N46 \$ PTR= E30 FUS=[YR=2012] E30 S46 W12 N6 W6 S6 W12 N18 W6 N10 E6 N18 \$ W30 \$.											