LOT 203
IN OR 2096/526
ESMT PT OR 1769/574

PEAT DAVID W
96215 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0203-0000

BUILDING CHARACTERISTICS

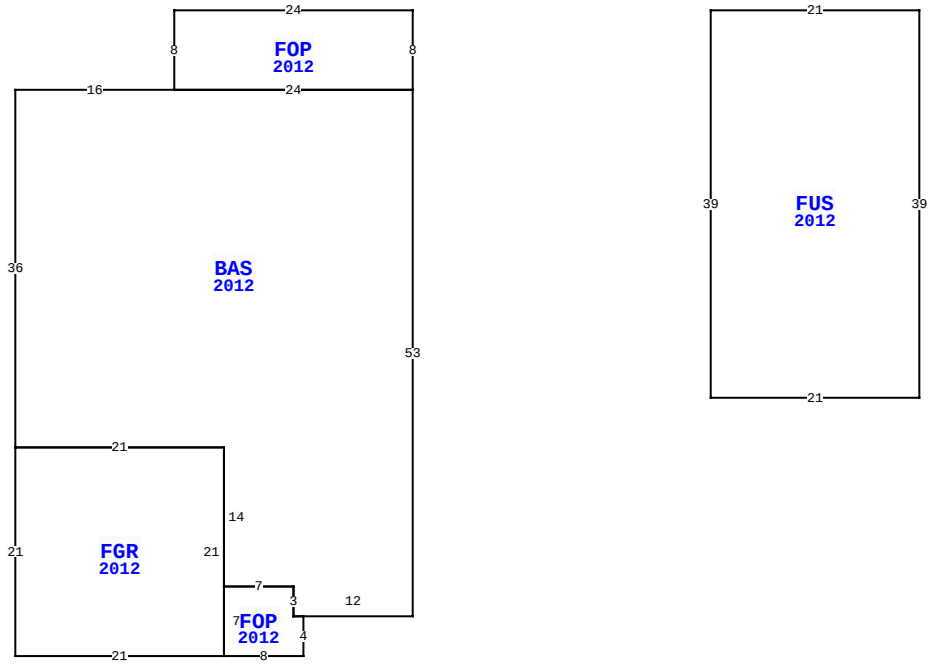
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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	1,742	100	1,742	244,512
FGR	441	55	243	34,108
FOP	53	30	16	2,246
FOP	192	30	58	8,142
FUS	819	100	819	114,957
TOTALS	3,247		2,878	403,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,878	103.6820	147.75	425,224	2012	2012	0	0	0	5.00	95.00

1 SFR CUST – 0% - 0 Heated Area: 2561 HX Base Yr



95023 POPLAR WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	403,963
TOTAL MARKET OB/XF VALUE	9,532
TOTAL LAND VALUE - MARKET	103,500
TOTAL MARKET VALUE	516,995
SOH/AGL Deduction	171,558
ASSESSED VALUE	345,437
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	345,437
TOTAL JUST VALUE	516,995
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	422,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25364	CO ISSUED	0	06/27/2012
E24629	NEW CONSTR	0	02/01/2012
P15600	NEW CONSTR	0	01/01/2012
B1125364	NEW CONSTR	279,011	12/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2096/0526	12/30/2016	WD	Q	I	01	285,700
GRANTOR: MARTIN JOSHUA & DEVIN						
GRANTEE: PEAT DAVID W						
1816/0388	9/18/2012	WD	Q	I	01	205,000
GRANTOR: TAYLOR MORRISON OF FL						
GRANTEE: MARTIN JOSHUA & DEV						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2012] W24 S8 BAS=[YR=2012] W16 S36 FGR=[YR=2012] S21 E21 FOP=[YR=2012] E8 N4 W1 N3 W7 S7 $ N21 W21 $ E21 S14 E7 S3 E12 N53 W24 $ E24 N8 $ PTR= E30 FUS=[YR=2012] E21 S39 W21 N39 $ W30 $.

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	0855	CONC PAVER	0	0	0	0	724.00	SF	10.00	10.00	100	2012	2012	3	94	6,806	
2	0462	ST/AL FNC	0	0	96	0	384.00	SF	10.00	10.00	100	2012	2012	3	71	2,726	

LAND DESCRIPTION

TOTAL OB/XF 9,532

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.90	115,000.00	103,500.00	103,500							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 103,500 Market: 0 Agricultural: 0 Common: 103,500 PRINTED 08/02/2023 BY SYS