

PT LOT 205
(EX OR 2417/243)
ESMT OR 1769/602

STRATON JOHN CHARLES ET AL/JOHANSON JANN MARIE
95003 POPLAR WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0205-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		3 100
Bathrooms		2.5 100
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	

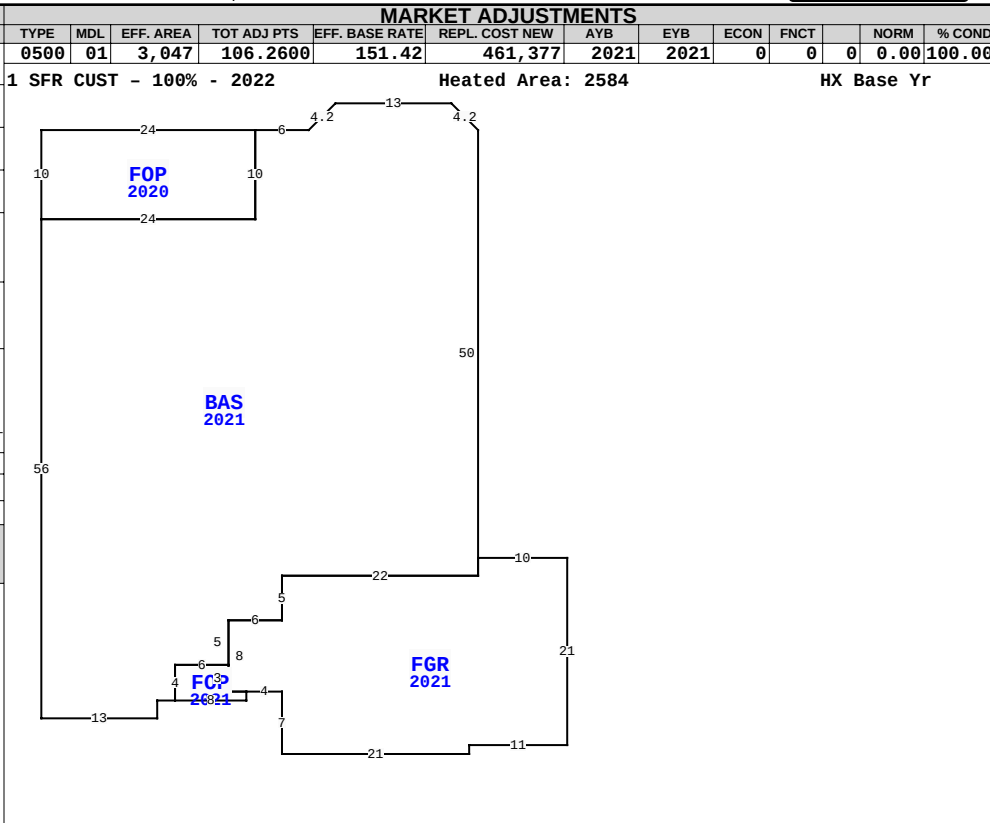
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,584	100	2,584	391,269
FGR	697	55	383	57,994
FOP	240	30	72	10,902
FOP	26	30	8	1,211

TOTALS	3,547		3,047	461,377
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	21	3	63.00	SF	10.00	
2	0855	CONC PAVER	0 100	0	0	2,217.00	SF	10.00	

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

REVIEW DATE 03/10/2021 BY KW



95003 POPLAR WAY, FERNANDINA BEACH	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0855	CONC PAVER	0 100	21	3	63.00	SF	10.00	10.00	100	2021	2021	3	100	630	
2	0855	CONC PAVER	0 100	0	0	2,217.00	SF	10.00	10.00	100	2021	2021	3	100	22,170	

TOTAL OB/XF										22,800						
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
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00

Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				
Tax Dist:										Tax Dist:				
BUILDING MARKET VALUE										461,377				
TOTAL MARKET OB/XF VALUE										22,800				
TOTAL LAND VALUE - MARKET										115,000				
TOTAL MARKET VALUE										599,177				
SOH/AGL Deduction										0				
ASSESSED VALUE										599,177				
TOTAL EXEMPTION VALUE										13				
BASE TAXABLE VALUE										0				
TOTAL JUST VALUE										599,177				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										505,378				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C201930	CO ISSUED	0	01/15/2021
B201930	NEW CONSTR	356,799	03/13/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2636/638	4/28/2023	WD	Q	I	01	665,000	
GRANTOR: BACHELLER KEVIN S & G							
GRANTEE: STRATON JOHN CHARLE							
2587/0729	1/15/2021	WD	U	I	11	100	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: BACHELLER KEVIN S &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] U3 L3 W13 D3 L3 W6 FOP=[YR=2020] W24 S10 E24 N10\$ S10 W24 S56 E13 N2 E2 FOP=[YR=2021] E8 N1 FGR=[YR=2021] E4 S7 E21 N1 E11 N21 W10 S2 W22 S5 W6 S8 E2 \$ W2 N3 W6 S4\$ N4 E6 N5 E6 N5 E22 N50\$.									