

LOT 209
IN OR 2445/22
AMELIA NATIONAL #1B PB 7/191

WALDEN CHRISTOPHER & CHRISTINA
95050 POPLAR WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0209-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 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	2,714	100	2,714	388,685
FGR	730	55	402	57,572
FOP	42	30	13	1,862
FOP	168	30	50	7,161
UOP	574	20	115	16,469
TOTALS	4,228		3,294	471,750

EXTRA FEATURES									
L N	OB/XF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	968.00	SF	10.00
2	0462	ST/AL FNC	0	100	100	0	400.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	3,294	106.3520	151.55	499,206	2011	2011	0	0
1 SFR CUST - 100% - 2023									
Heated Area: 2714									
HX Base Yr 2023									
95050 POPLAR WAY, FERNANDINA BEACH									

TOTAL OB/XF									
12,242									
BLD DATE		LGL DATE							
XF DATE		LAND DATE							
INC DATE		AG DATE							
06/12/2023		MLU							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		471,750	
TOTAL MARKET OB/XF VALUE		12,242	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		598,992	
SOH/AGL Deduction		0	
ASSESSED VALUE		598,992	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		548,992	
TOTAL JUST VALUE		598,992	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		489,265	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24362	CO ISSUED	0	05/05/2011
M16013	H/AC	0	03/01/2011
P14668	NEW CONSTR	0	03/01/2011
B24362	NEW CONSTR	310,935	02/01/2011
E23266	ELEC OTHER	0	02/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2445/0022	3/22/2021	WD	Q	I	01
GRANTOR: JOWERS SEAN M & ANNA					
GRANTEE: WALDEN CHRISTPHER R					
1911/0823	4/08/2014	WD	Q	I	01
GRANTOR: PARKER JAMES DAVID &					
GRANTEE: JOWERS SEAN M					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2020] N14 W41 S14 E41\$ BAS=[YR=2011] W16									
FOP=[YR=2011] W14 S12 E14 N12 \$ S12 W14 N12 W20 S70 E12									
FOP=[YR=2011] S3 E8 FGR=[YR=2011] S2 E20 N2 E10 N23 W30 S23									
\$ N6 W6 S3 W2 \$ E2 N3 E6 N17 E30 N50\$.									