

LOT 210
IN OR 2248/1845
AMELIA NATIONAL #1B PB 7/191

JOHNSON WILLIAM RICKY & CAROL DARLENE
95064 POPLAR WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0210-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		3 100
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	

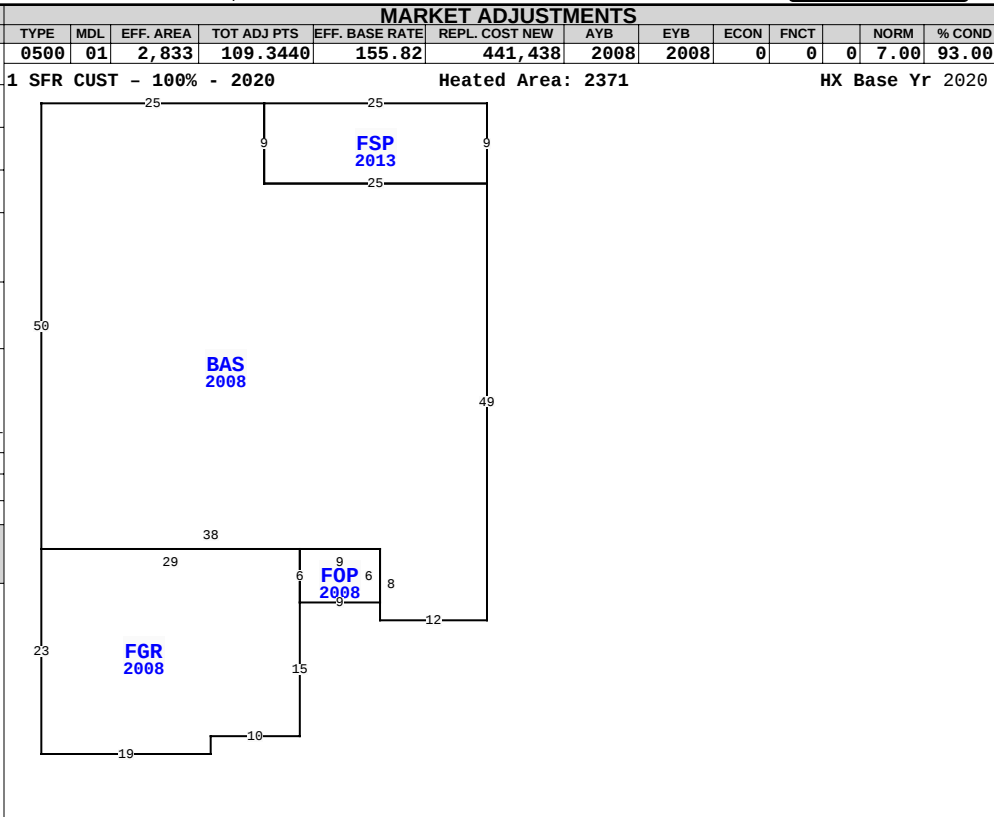
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,371	100	2,371	343,588
FGR	647	55	356	51,589
FOP	54	30	16	2,318
FSP	225	40	90	13,042

TOTALS	3,297		2,833	410,537
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00
2	0812	CONCRETE C	0	100	0	0		1,011.00	SF 4.00
3	0462	ST/AL FNC	0	100	150	0		600.00	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

REVIEW DATE	11/15/2019	BY	KWA
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95064 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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	2008	2008	3	93	3,255	
2	0812	CONCRETE C	0	100	0	0		1,011.00	SF 4.00	100	2008	2008	3	90	3,640	
3	0462	ST/AL FNC	0	100	150	0		600.00	SF 10.00	100	2008	2008	3	56	3,360	

TOTAL OB/XF										10,255						
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	000135	C	SFR CNSVTN	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
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				410,537	
TOTAL MARKET OB/XF VALUE				10,255	
TOTAL LAND VALUE - MARKET				115,000	
TOTAL MARKET VALUE				535,792	
SOH/AGL Deduction				246,304	
ASSESSED VALUE				289,488	
TOTAL EXEMPTION VALUE		HX HB VX		55,000	
BASE TAXABLE VALUE				234,488	
TOTAL JUST VALUE				535,792	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				437,666	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13714	4 TON AC UNIT	0	03/01/2008
P13092	OTHER	0	03/01/2008
C20325	C0 ISSUED	0	08/01/2007
R10995	REPAIR/RRF	5,000	08/01/2007
B20325	NEW CONSTR	214,170	08/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2248/1845	1/10/2019	WD	Q	I	01
GRANTOR: PETERSON CHRISTOPHER					SALE PRICE
GRANTEE: JOHNSON WILLIAM RIC					280,000
1598/1681	12/30/2008	WD	Q	I	
GRANTOR: TAYLOR WOODROW HOMES					256,000
GRANTEE: PETERSON CHRISTOPHE					

BUILDING NOTES					

BUILDING DIMENSIONS					
FSP=[YR=2013] W25 BAS=[YR=2008] W25 S50 FGR=[YR=2008] S23					
E19 N2 E10 N15 FOP=[YR=2008] E9 N6 W9 S6 \$ N6 W29 \$ E38 S8					
E12 N49 W25 N9 \$ S9 E25 N9 \$.					