LOT 211
IN OR 2182/1767
AMELIA NATIONAL #1B PB 7/191

VITTI MICHAEL S & LYNN C
95078 POPLAR WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0211-0000

BUILDING CHARACTERISTICS

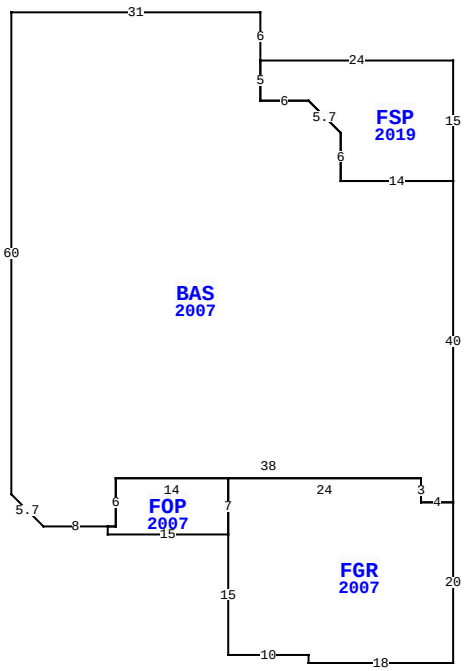
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,860	100	2,860	404,047
FGR	622	55	342	48,316
FOP	99	30	30	4,238
FSP	268	40	107	15,116
TOTALS	3,849		3,339	471,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,339	107.1800	152.73	509,965	2007	2007	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2019 Heated Area: 2860 HX Base Yr 2019



95078 POPLAR WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		471,718
TOTAL MARKET OB/XF VALUE		77,797
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		664,515
SOH/AGL Deduction		307,606
ASSESSED VALUE		356,909
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		306,909
TOTAL JUST VALUE		664,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2050903	H/AC	0	06/01/2020
B1807583	SCRN ENCLSRE	36,304	10/01/2018
B1805025	SWIM POOL	67,958	07/01/2018
M13175	MECH OTHER	0	08/01/2007
E19719	ELEC OTHER	0	07/01/2007
P12533	OTHER	0	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2182/1767	2/28/2018	WD	Q	I	02	305,000
GRANTOR: ELSASS DANIEL W &						
GRANTEE: VITTI MICHAEL S & L						
1557/1027	3/26/2008	WD	Q	I		349,200
GRANTOR: TAYLOR MORRISON OF FL						
GRANTEE: ELSASS DANIEL W & I						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W24 BAS=[YR=2007] N6 W31 S60 D4 R4 E8
FOP=[YR=2007] S1 E15 FGR=[YR=2007] S15 E10 S1 E18 N20 W4 N3
W24 S7 $ N7 W14 S6 W1 $ E1 N6 E38 S3 E4 N40 W14 N6 U4 L4 W6
N5 $ S5 E6 R4 D4 S6 E14 N15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0811	CONCRETE B	0	100	0	0	1,067.00	SF	5.20	5.20	100	2007	2007	3	89	4,938	
3	0911	SCRN RM A	0	100	0	0	1,464.00	SF	17.50	17.50	100	2019	2019	3	90	23,058	
4	0861	POOL GUNIT	0	100	0	0	438.00	SF	85.00	85.00	100	2019	2019	3	93	34,624	
5	0855	CONC PAVER	0	100	0	0	1,026.00	SF	10.00	10.00	100	2019	2019	3	99	10,157	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800	

LAND DESCRIPTION

TOTAL OB/XF 77,797

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	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	115,000							

REVIEW DATE 11/08/2019 BY NWKW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS