LOT 214
AMELIA NATIONAL #1B PB 7/191

BARNES CHRISTOPHER & VALERIE
95116 POPLAR WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0214-0000

BUILDING CHARACTERISTICS

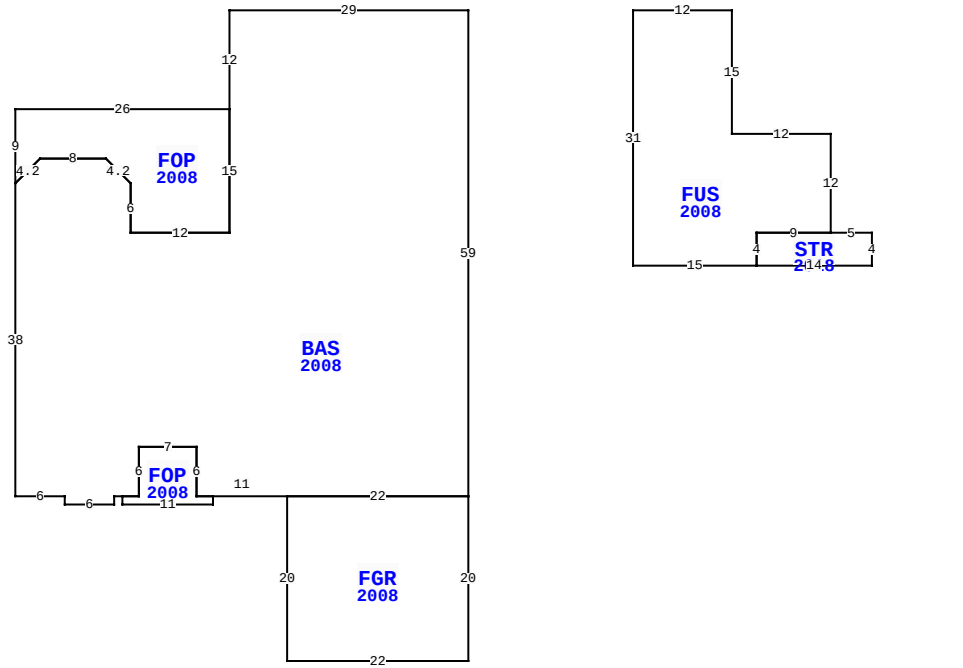
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 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	2,624	100	2,624	372,711
FGR	440	55	242	34,374
FOP	53	30	16	2,273
FOP	273	30	82	11,647
FUS	528	100	528	74,996
STR	56	10	6	852
TOTALS	3,974		3,498	496,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,498	107.1800	152.73	534,250	2008	2008	0	0	0	7.00	93.00

1 SFR CUST – 100% - 2021 Heated Area: 3152 HX Base Yr 2021



95116 POPLAR WAY, FERNANDINA BEACH

BLD DATE	09/24/2008 RK	LGL DATE	06/12/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		496,852
TOTAL MARKET OB/XF VALUE		7,035
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		618,887
SOH/AGL Deduction		250,171
ASSESSED VALUE		368,716
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		318,716
TOTAL JUST VALUE		618,887
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		505,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20647	CO ISSUED	257,532	10/23/2008
M13715	MECH OTHER	0	03/01/2008
P13093	OTHER	0	03/01/2008
R10780	REPAIR/RRF	5,000	10/01/2007
B20647	NEW CONSTR	257,532	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2405/0124	9/28/2020	WD	Q	I	01	377,000
GRANTOR: KUPPLER CHERYL & KARL						
GRANTEE: BARNES CHRISTOPHER						
2031/1508	2/26/2016	QC	U	I	11	100
GRANTOR: KUPPLER CHERYL						
GRANTEE: KUPPLER CHARYL & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W29 S12 FOP=[YR=2008] W26 S9 U3 R3 E8 D3 R3 S6 E12 N15 $ S15 W12 N6 U3 L3 W8 D3 L3 S38 E6 S1 E6 N1 E1
FOP=[YR=2008] S1 E11 N1 W2 N6 W7 S6 W2$ E2 N6 E7 S6 E11
FGR=[YR=2008] S20 E22 N20 W22 $ E22 N59 $ PTR= E20
FUS=[YR=2008] E12 S15 E12 S12 STR=[YR=2018] E5 S4 W14 N4 E9$ W9 S4 W15 N31$ W20 $.

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	2008	2008	3	93	3,255	
2	0812	CONCRETE C	0	100	0	0	1,050.00	SF	4.00	4.00	100	2008	2008	3	90	3,780	

LAND DESCRIPTION

TOTAL OB/XF 7,035

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 11/22/2019 BY TWA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS