



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	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	2,779	100	2,779	380,847
FGR	694	55	382	52,352
FOP	129	30	39	5,345
FSP	412	40	165	22,612
TOTALS	4,014		3,365	461,155

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	1,053.00	SF	4.00
3	0462	ST/AL FNC	0	100	0	0	840.00	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	3,365	103.4080	147.36	495,866	2008	2008	0	0
1 SFR CUST - 100% - 2014									
Heated Area: 2779									
HX Base Yr 2014									

95128 POPLAR WAY, FERNANDINA BEACH	BLD DATE	12/03/2008	RK	LGL DATE	
	XF DATE	12/03/2008	RK	LAND DATE	06/12/2023
	INC DATE			AG DATE	MLU

TOTAL OB/XF									
11,750									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		461,155	
TOTAL MARKET OB/XF VALUE		11,750	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		587,905	
SOH/AGL Deduction		299,862	
ASSESSED VALUE		288,043	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		238,043	
TOTAL JUST VALUE		587,905	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		479,476	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21310	CO ISSUED	266,112	09/04/2008
B21842	REMODEL	1,000	09/01/2008
E20862	ELEC OTHER	2,000	06/01/2008
M13854	MECH OTHER	0	05/01/2008
P13174	OTHER	0	04/01/2008
R11188	REPAIR/RRF	5,000	04/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1895/1721	12/30/2013	WD	Q	I	01
GRANTOR: LYNN JAMES SCOTT					
GRANTEE: VENGRIN GREGORY & C					
1584/0610	9/09/2008	WD	Q	I	
GRANTOR: TAYLOR MORRISON OF FL					
GRANTEE: LYNN JAMES SCOTT					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W31 FSP=[YR=2013] W24 S21 E14 N6 U4 R4 E6 N11 \$ S11 W6 D4 L4 S6 W14 S34 FGR=[YR=2008] S26 E19 N1 E10 N16 FOP=[YR=2008] E5 S3 E10 N4 W1 N6 W14 S7 \$ N7 W25 N2 W4 \$ E4 S2 E39 S6 E8 U4 R4 N59 \$.									