



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 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	2,838	100	2,838	398,619
FGR	702	55	386	54,217
FOP	113	30	34	4,776
FSP	298	40	119	16,715
TOTALS	3,951		3,377	474,326

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	3,500.00
2	0812	CONCRETE C	0 100	0	0	1,061.00	SF	4.00	4.00
3	0911	SCRN RM A	0 100	0	0	1,100.00	SF	17.50	17.50
4	0861	POOL GUNIT	0 100	0	0	420.00	SF	85.00	85.00
5	0845	KOOL DECK	0 100	0	0	524.00	SF	7.25	7.25
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100	0003	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		NORM	% COND	
0500	01	3,377	105.9840	151.03	510,028	2008	2008	0	0	0	7.00	93.00	
1 SFR CUST - 100% - 2020 Heated Area: 2838 HX Base Yr 2020													
95176 POPLAR WAY, FERNANDINA BEACH													

95176 POPLAR WAY, FERNANDINA BEACH				XF DATE INC DATE						LAND DATE AG DATE		06/12/2023	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255				
1,061.00	SF	4.00	4.00	100	2008	2008	3	90	3,820				
1,100.00	SF	17.50	17.50	100	2009	2009	3	45	8,663				
420.00	SF	85.00	85.00	100	2009	2009	3	60	21,420				
524.00	SF	7.25	7.25	100	2009	2009	3	91	3,457				
1.00	UT	1,000.00	1,000.00	100	2009	2009	3	45	450				

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
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VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					474,326				
TOTAL MARKET OB/XF VALUE					41,065				
TOTAL LAND VALUE - MARKET					115,000				
TOTAL MARKET VALUE					630,391				
SOH/AGL Deduction					267,646				
ASSESSED VALUE					362,745				
TOTAL EXEMPTION VALUE					HX HB VX 55,000				
BASE TAXABLE VALUE					307,745				
TOTAL JUST VALUE					630,391				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					515,569				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22748	XFOB	5,600	08/01/2009
B22624	SWIM POOL	45,000	07/01/2009
C21334	C0 ISSUED	260,106	11/14/2008
E20863	ELEC OTHER	2,000	06/01/2008
M13883	MECH OTHER	0	06/01/2008
P13172	OTHER	0	04/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2279/1734	5/28/2019	WD	Q	I	01	389,000	
GRANTOR: PRITCHARD DANIEL J &							
GRANTEE: COFFEY BRIAN K & KE							
1594/0895	11/24/2008	WD	Q	I		451,900	
GRANTOR: TAYLOR MORRISON OF FL							
GRANTEE: PRITCHARD DANIEL J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W30 S5 FSP=[YR=2019] W25 S16 E14 N6 U4 R4 E7 N6 \$ S6 W7 D4 L4 S6 W14 S34 FGR=[YR=2008] S28 E18 N1 E10 N16 FOP=[YR=2008] E15 N1 W1 N7 W14 S8 \$ N8 W24 N3 W4 \$ E4 S3 E38 S7 E9 U4 R4 N61 \$.									