LOT 236
AMELIA NATIONAL #1B PB 7/191

TERRELL ROBERT M III & NANCY D
95276 POPLAR WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0236-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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	04	Quality Level 04

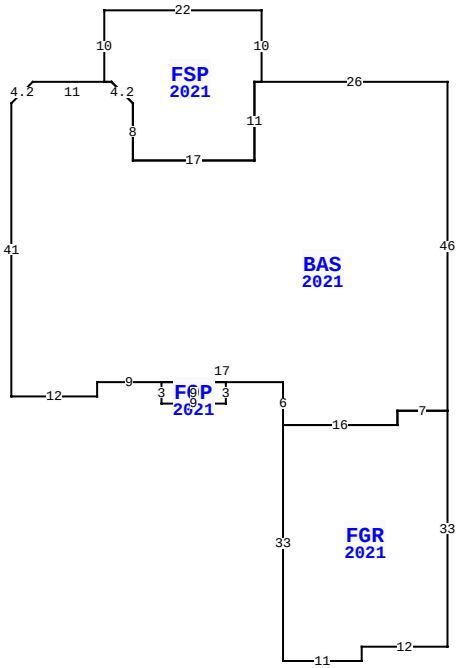
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,514	100	2,514	391,053
FGR	749	55	412	64,087
FOP	27	30	8	1,244
FSP	412	40	165	25,666
TOTALS	3,702		3,099	482,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,099	109.1580	155.55	482,049	2021	2021	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2022 Heated Area: 2514 HX Base Yr 2022



95276 POPLAR WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		482,049
TOTAL MARKET OB/XF VALUE		20,190
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		617,239
SOH/AGL Deduction		82,732
ASSESSED VALUE		534,507
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		484,507
TOTAL JUST VALUE		617,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		526,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100959	CO ISSUED	0	08/31/2021
B2100959	NEW CONSTR	359,534	01/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2494/1100	9/01/2021	WD	Q	I	01	582,900
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: TERRELL ROBERT M II						
2295/0727	7/24/2019	SW	U	V	30	210,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W26 FSP=[YR=2021] N10 W22 S10 E1 D3 R3 S8 E17 N11 E1$ W1 S11 W17 N8 U3 L3 W11 D3 L3 S41 E12 N2 E9 FOP=[YR=2021] S3 E9 N3 W9$ E17 S6 FGR=[YR=2021] S33 E11 N2 E12 N33 W7 S2 W16$ E16 N2 E7 N46$.

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	0855	CONC PAVER	0	100	0	0	1,920.00	SF	10.00	10.00	100	2021	2021	3	100	19,200	
2	0855	CONC PAVER	0	100	0	0	99.00	SF	10.00	10.00	100	2021	2021	3	100	990	

LAND DESCRIPTION

TOTAL OB/XF 20,190

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	000134	C	SFR POND	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 12/28/2021 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS