



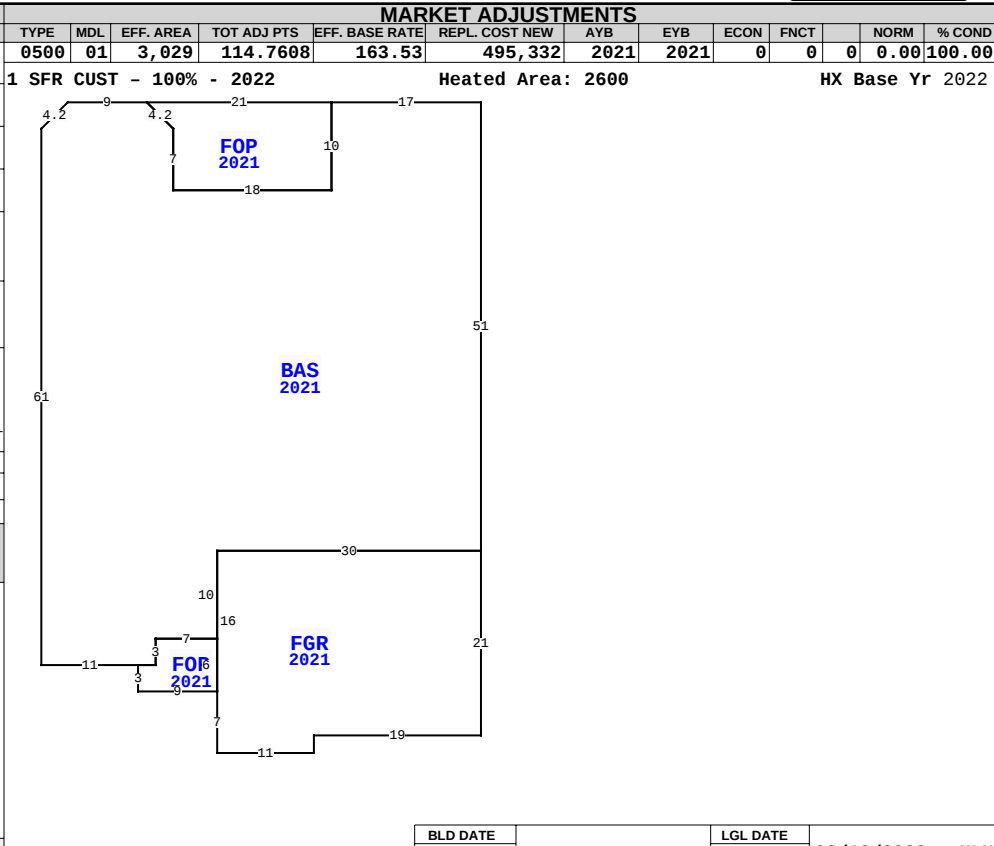
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	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	2,600	100	2,600	425,178
FGR	652	55	359	58,707
FOP	48	30	14	2,289
FOP	185	30	56	9,158
TOTALS	3,485		3,029	495,332

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0861	POOL GUNIT	0 100	0	0	295.00	SF	85.00	85.00	100	2021
2	0911	SCRN RM A	0 100	0	0	923.00	SF	17.50	17.50	100	2021
3	0855	CONC PAVER	0 100	0	0	628.00	SF	10.00	10.00	100	2021
4	0855	CONC PAVER	0 100	0	0	999.00	SF	10.00	10.00	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	



95288 POPLAR WAY, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	06/12/2023
	INC DATE		AG DATE	MLU

TOTAL OB/XF											
											56,512

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										495,332	
TOTAL MARKET OB/XF VALUE										56,512	
TOTAL LAND VALUE - MARKET										115,000	
TOTAL MARKET VALUE										666,844	
SOH/AGL Deduction										83,210	
ASSESSED VALUE										583,634	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										533,634	
TOTAL JUST VALUE										666,844	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										566,635	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016960	ADDITION	10,000	12/08/2021
B2110849	SWIM POOL	75,000	08/17/2021
C209960	CO ISSUED	0	06/25/2021
B209960	NEW CONSTR	354,824	10/20/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2510/1309	10/21/2021	QC	U	V	11	100	
GRANTOR: BOLTON CHRISTOPHER &							
GRANTEE: BOLTON FAMILY TRUST							
2477/1242	6/25/2021	WD	Q	I	01	567,500	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: BOLTON CHRISTOPHER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W17 FOP=[YR=2021] W21 D3 R3 S7 E18 N10\$ S10 W18 N7 U3 L3 W9 D3 L3 S61 E11 FOP=[YR=2021] S3 E9 FGR=[YR=2021] S7 E11 N2 E19 N21 W30 S16\$ N6 W7 S3 W2\$ E2 N3 E7 N10 E30 N51\$.									