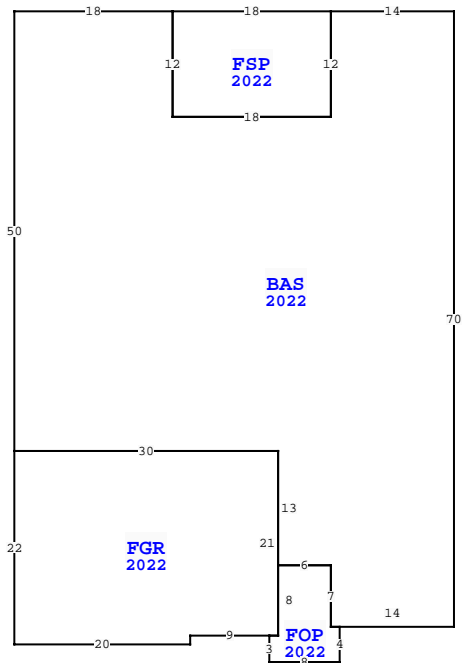


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,642	100	2,642
FGR	650	55	358
FOP	73	30	22
FSP	216	40	86
TOTALS	3,581		3,108
			338,834

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2023								
Heated Area: 2642						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			338,834
TOTAL MARKET OB/XF VALUE			14,133
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			427,967
SOH/AGL Deduction			0
ASSESSED VALUE			427,967
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			427,967
TOTAL JUST VALUE			427,967
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			411,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017541	CO ISSUED	0	11/29/2022
22004049	NEW CONSTR	439,055	03/15/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2606/0570	11/30/2022	SW	Q	I	01	458,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ROGERS JENNIFER KAY						
2583/1037	8/08/2022	WD	Q	V	05	1,154,700
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

EXTRA FEATURES																
L N	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	0	0	860.00	UT	10.00	10.00	100	2022	2022	3	100	8,600	
2	0462	ST/AL FNC	0	0	0	504.00	SF	10.00	10.00	100	2022	2022	3	98	4,939	
3	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	

BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU
 XF DATE
 INC DATE

85108 POPLAR BREEZE WAY, FERNANDINA BEACH

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W14 FSP=[YR=2022] W18 S12 E18 N12\$ S12 W18 N12 W18 S50 FGR=[YR=2022] S22 E20 N1 E9 FOP=[YR=2022] S3 E8 N4 W1 N7 W6 S8 W1\$ E1 N21 W30\$ E30 S13 E6 S7 E14 N70 \$.	

LAND DESCRIPTION		TOTAL OB/XF															14,133							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							