

BUILDING CHARACTERISTICS	
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 Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,591	119.7504	113.76	294,752	2022	2022	0	0	0.00	100.00		
1 SINGLE FAM - 0% - 2023 Heated Area: 2259 HX Base Yr													

85140 POPLAR BREEZE WAY, FERNANDINA BEACH, FL 32034

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	0		591.00	SF	10.00				10.00	
TOTALS 2,943 2,591 294,752															

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

REVIEW DATE 03/01/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			294,752
TOTAL MARKET OB/XF VALUE			5,910
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			375,662
SOH/AGL Deduction			0
ASSESSED VALUE			375,662
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			375,662
TOTAL JUST VALUE			375,662
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			360,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018855	CO ISSUED	0	12/28/2022
22003578	NEW CONSTR	369,044	03/07/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/0914	12/30/2022	SW	Q	I	01	425,400
GRANTOR: LENNAR HOMES LLC						
GRANTEE: LEMENE FRANKLIN & D						
2583/1037	8/08/2022	WD	Q	V	05	1,154,700
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2022] W20 BAS=[YR=2022] W20 S54 FGR=[YR=2022] S21 E20 N11 FOP=[YR=2022] E6 N2E2N4W8S6\$ N10 W20\$ E20 S4 E8 S4 W2 S13 E5 S1 E9 N65 W20 N11 \$ S11 E20 N11\$.	