



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3.5	100
Frame	03	MASONRY 100
Stories	2.	2. 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	1,761	100	1,761	213,771
FGR	620	55	341	41,395
FOP	30	30	9	1,092
FOP	112	30	34	4,128
FUS	1,107	100	1,107	134,381
STR	48	10	5	607
TOTALS	3,678		3,257	395,372

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	0	0	1,080.00	SF	10.00	10.00	100	2011
2	0855	CONC PAVER	0	0	0	130.00	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	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,257	103.3160	129.14	420,609	2011	2011	0	0	6.00	94.00
1 SNGL FAM - 0% - 2023											
Heated Area: 2868											
HX Base Yr											
95275 POPLAR WAY, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF											
11,223											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		395,372	
TOTAL MARKET OB/XF VALUE		11,223	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		571,595	
SOH/AGL Deduction		0	
ASSESSED VALUE		571,595	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		571,595	
TOTAL JUST VALUE		571,595	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		579,498	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25081	CO ISSUED	0	12/08/2011
M16594	H/AC	0	10/01/2011
E23791	NEW CONSTR	0	09/01/2011
P14987	NEW CONSTR	0	09/01/2011
B25081	NEW CONSTR	320,483	08/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2633/495	4/25/2023	WD U	I	I	11
GRANTOR: MILLS KEON T					
GRANTEE: BRUMFIEL AMANDA L &					
2330/1260	1/06/2020	WD U	I	I	11
GRANTOR: BRUMFIEL AMANDA L & J					
GRANTEE: MILLS KEON T					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2011] W33 FOP=[YR=2011] N8 W14 S8 E14 \$ W17 S38 FOP=[YR=2011] S5 E6 N5 W6 \$ E6 S6 E13 FGR=[YR=2011] S7 E31 N20 W31 S13 \$ N13 E31 N31 \$ PTR= E30 FUS=[YR=2011] E50 S28 W15 N7 W17 STR=[YR=2011] W12 N4 E12 S4\$ N4 W12 S4 W6 N21\$ W30 \$.											