LOT 187
AMELIA NATIONAL #1B PB 7/191

**MACDONALD JOHN D & ELIZABETH A**
95215 POPLAR WAY
FERNANDINA BEACH, FL 32034

**2024**

**26-2N-28-006A-0187-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

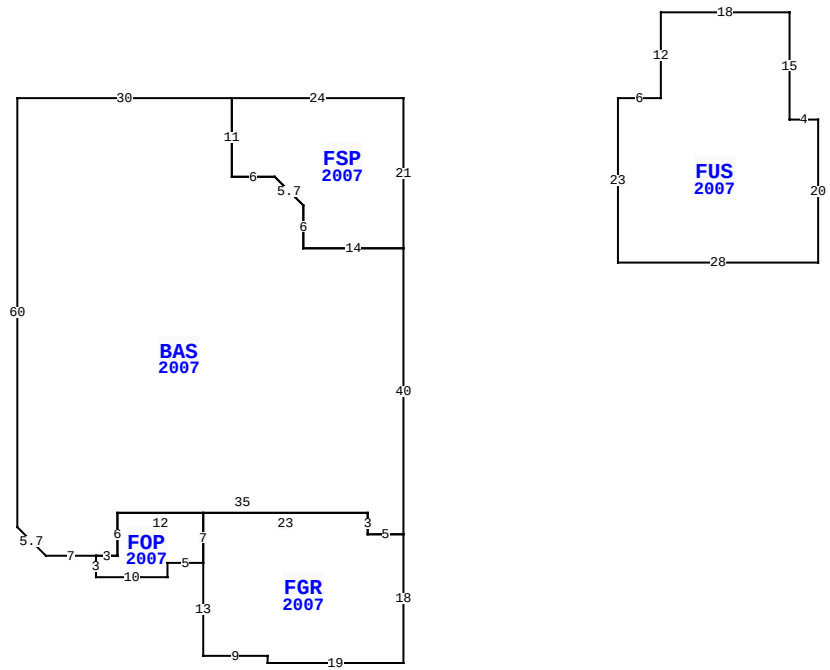
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 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 | 2,811 | 100 | 2,811 | 338,807 |
| FGR | 564 | 55 | 310 | 37,364 |
| FOP | 107 | 30 | 32 | 3,857 |
| FSP | 412 | 40 | 165 | 19,888 |
| FUS | 848 | 100 | 848 | 102,208 |
| TOTALS | 4,742 | | 4,166 | 502,125 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 4,166 | 104.8080 | 131.01 | 545,788 | 2007 | 2007 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SNGL FAM – 100% - 2023 Heated Area: 3659 HX Base Yr 2023




95215 POPLAR WAY, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 01/22/2008 RK | LGL DATE | |
| XF DATE | | LAND DATE | 04/18/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 502,125 |
| TOTAL MARKET OB/XF VALUE | | 69,952 |
| TOTAL LAND VALUE - MARKET | | 148,500 |
| TOTAL MARKET VALUE | | 720,577 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 720,577 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 670,577 |
| TOTAL JUST VALUE | | 720,577 |
| NCON VALUE | | 62,235 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 686,832 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22007204 | SWIM POOL | 60,000 | 08/01/2022 |
| R1707849 | REPAIR/RRF | 22,000 | 12/01/2017 |
| M13174 | MECH OTHER | 0 | 08/01/2007 |
| E19720 | ELEC OTHER | 0 | 07/01/2007 |
| P12535 | OTHER | 0 | 07/01/2007 |
| C20144 | CO ISSUED | 0 | 06/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2574/1262 | 6/28/2022 | WD | Q | I | 01 | 775,000 |
| GRANTOR: KAPER JUSTIN M & JENN | | | | | | |
| GRANTEE: MACDONALD JOHN DAVI | | | | | | |
| 1995/0600 | 6/09/2015 | SW | U | I | 11 | 100 |
| GRANTOR: FANNIE MAE | | | | | | |
| GRANTEE: KAPER JUSTIN M & JE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2007] W24 BAS=[YR=2007] W30 S60 D4 R4 E7
FOP=[YR=2007] S3 E10 N2 E5 FGR=[YR=2007] S13 E9 S1 E19 N18
W5 N3 W23 S7 $ N7 W12 S6 W3 $ E3 N6 E35 S3 E5 N40 W14 N6 U4
L4 W6 N11 $ S11 E6 D4 R4 S6 E14 N21 $ PTR=E30
FUS=[YR=2007] E6 N12 E18 S15 E4 S20 W28 N23 $ W30 $.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2007 | 2007 | 3 | 91 | 3,185 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 26 | 3 | 78.00 | SF | 6.50 | 6.50 | 100 | 2007 | 2007 | 3 | 88 | 446 | |
| 3 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 893.00 | SF | 5.20 | 5.20 | 100 | 2007 | 2007 | 3 | 88 | 4,086 | |
| 4 | 0861 | POOL GUNIT | 1 | 100 | 0 | 0 | 507.00 | SF | 85.00 | 85.00 | 100 | 2023 | 2023 | | 100 | 43,095 | |
| 5 | 0855 | CONC PAVER | 1 | 100 | 0 | 0 | 654.00 | SF | 10.00 | 10.00 | 100 | 2023 | 2023 | | 100 | 6,540 | |
| 6 | 0463 | FENCE GATE | 1 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2023 | 2023 | | 100 | 600 | |
| 7 | 0462 | ST/AL FNC | 1 | 100 | 0 | 0 | 1,200.00 | SF | 10.00 | 10.00 | 100 | 2023 | 2023 | | 100 | 12,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 69,952

| 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 | 000136 | C | SFR INT | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.90 | 165,000.00 | 148,500.00 | 148,500 | | | | | | | |

REVIEW DATE 05/17/2023 BY DJ Total Acres: 0.00 Total Land Value: 148,500 Market: 0 Agricultural: 0 Common: 148,500 PRINTED 08/06/2024 BY SYS