



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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 50
Interior Floo	14	CARPET 50
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	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	2,472	100	2,472	405,465
FGR	652	55	359	58,884
FOP	48	30	14	2,297
FSP	313	40	125	20,503
TOTALS	3,485		2,970	487,149

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	0 100	14	3	42.00	SF	10.00	10.00	100	2020
2	0855	CONC PAVER	0 100	0	0	740.00	SF	10.00	10.00	100	2020

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	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,970	110.4500	165.68	492,070	2020	2020	0	0	1.00	99.00
1 SFR CUST - 100% - 2021											
Heated Area: 2472											
HX Base Yr 2021											

95203 POPLAR WAY, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/18/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		487,149	
TOTAL MARKET OB/XF VALUE		7,742	
TOTAL LAND VALUE - MARKET		148,500	
TOTAL MARKET VALUE		643,391	
SOH/AGL Deduction		255,069	
ASSESSED VALUE		388,322	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		338,322	
TOTAL JUST VALUE		643,391	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		576,353	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905887	CO ISSUED	0	03/05/2020
B1905887	NEW CONSTR	344,098	07/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2345/0043	3/03/2020	WD	Q	I	02	425,500
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: KOVAL DAVID & MARYA						
2157/1294	11/10/2017	SW	U	V	37	111,000
GRANTOR: WEEKLEY HOMES LLC F/K						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] U3 L3 W9 FSP=[YR=2020] W31 S11 E28 N8 U3 R3 \$ D3 L3 S8 W28 N11 W7 S51 FGR=[YR=2020] S21 E19 S2 E11 N7 FOP=[YR=2020] E9 N3 W2 N3 W7 S6\$ N16 W30\$ E30 S10 E7 S3 E13 N61\$.											