

LOT 189
ESMT PT OR 1774/896
AMELIA NATIONAL #1B PB 7/191

RAY WAYNE A & SHIRLEY A
95191 POPLAR WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0189-0000



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		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

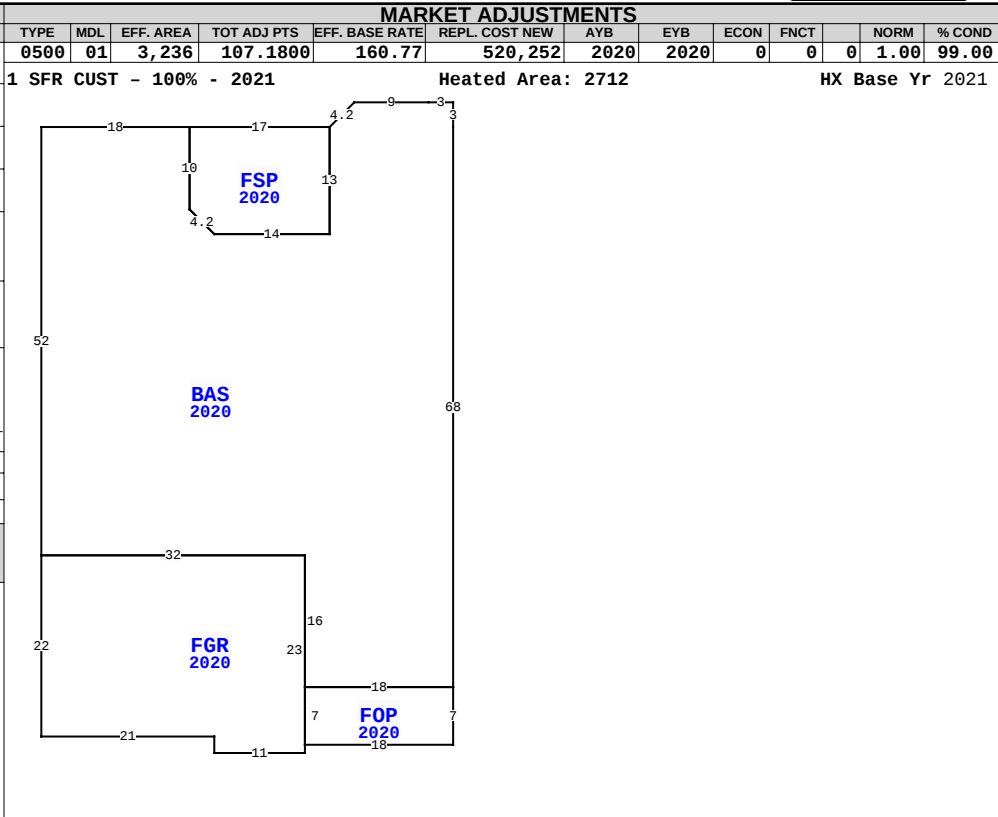
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,712	100	2,712	431,648
FGR	726	55	399	63,506
FOP	126	30	38	6,048
FSP	217	40	87	13,847

TOTALS	3,781		3,236	515,049
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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	9	3	27.00	SF	10.00	10.00	100	2020
2	0855	CONC PAVER	0 100	0	0	970.00	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	



95191 POPLAR WAY, FERNANDINA BEACH	BLD DATE	LGL DATE	04/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
9,870											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										515,049	
TOTAL MARKET OB/XF VALUE										9,870	
TOTAL LAND VALUE - MARKET										148,500	
TOTAL MARKET VALUE										673,419	
SOH/AGL Deduction										266,729	
ASSESSED VALUE										406,690	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										356,690	
TOTAL JUST VALUE										673,419	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										605,133	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C197972	CO ISSUED	0	04/23/2020
B197972	NEW CONSTR	371,064	09/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2358/0674	4/30/2020	WD	Q	I	02	430,900	
GRANTOR: RIVERSIDE HOMES OF N							
GRANTEE: RAY WAYNE A & SHIRL							
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;ORIG=0,0] N3 W3 W9 D3L3 S13 W14 U3L3 N10 W18 S52 E32 S16 E18 N68 \$											
FGR=[YR=2020;ORIG=-50,52] S22 E21 S2 E11 N1 N23 W32 \$											
FSP=[YR=2020;ORIG=-15,0] W17 S10 D3R3 E14 N13 \$											
FOP=[YR=2020;ORIG=-18,75] E18 N7 W18 S7 \$											