

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

MIELE MICHAEL A/DEAN-MIELE BEATRICE
95169 POPLAR WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0191-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	405,078
FGR	652	55	359	58,828
FOP	181	30	54	8,849
FOP	313	30	94	15,404
TOTALS	3,618		2,979	488,159

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0855	CONC PAVER	0 100	0	0	886.00	SF	10.00	10.00	100	2021	2021	3

LAND DESCRIPTION													
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
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	2,979	109.7920	164.69	490,612	2021	2021	0	0	0	0.50	99.50	
1 SFR CUST - 100% - 2023													
Heated Area: 2472													
HX Base Yr 2023													
95169 POPLAR WAY, FERNANDINA BEACH													

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		488,159	
TOTAL MARKET OB/XF VALUE		8,771	
TOTAL LAND VALUE - MARKET		148,500	
TOTAL MARKET VALUE		645,430	
SOH/AGL Deduction		49,652	
ASSESSED VALUE		595,778	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		545,778	
TOTAL JUST VALUE		645,430	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		578,425	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010534	CO ISSUED	0	05/07/2021
B2010534	NEW CONSTR	346,781	10/30/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2581/1323	8/01/2022	WD	Q	I	02	675,000
GRANTOR: CLARK RYAN M & JILL M						
GRANTEE: MIELE MICHAEL S & B						
2463/0420	5/07/2021	WD	Q	I	01	481,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: CLARK RYAN M & JILL						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2021] U3 L3 W9 FOP=[YR=2021] W31 S11 E28 N8 U3 R3 \$ D3 L3 S8 W28 N11 W7 S51 FGR=[YR=2021] S21 E19 S2 E11 N3 FOP=[YR=2021] E20 N8 W13 N3 W7 S11\$ N20 W30\$ E30 S10 E7 S3 E13 N61\$.													