LOT 193
ESMT PT OR 1774/896
AMELIA NATIONAL #1B PB 7/191

MCKINLEY GREGORY & CYNTHIA L/E/
95143 POPLAR WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0193-0000

BUILDING CHARACTERISTICS

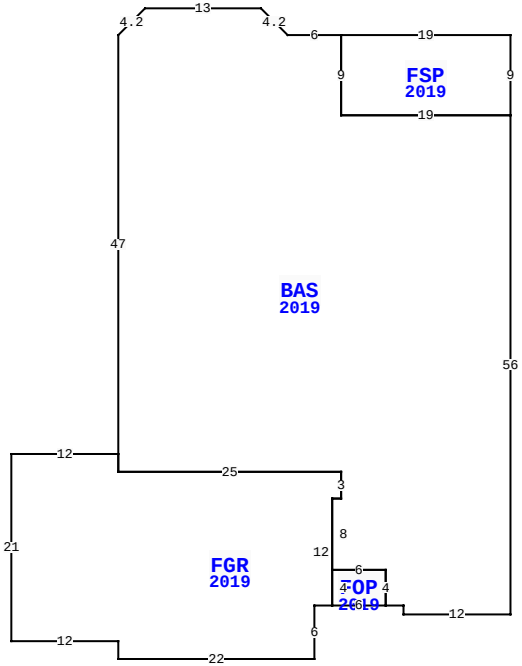
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,318	100	2,318	389,291
FGR	747	55	411	69,025
FOP	24	30	7	1,176
FSP	171	40	68	11,420
TOTALS	3,260		2,804	470,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,804	113.6640	170.50	478,082	2019	2019	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2020 Heated Area: 2318 HX Base Yr 2020



95143 POPLAR WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		470,911
TOTAL MARKET OB/XF VALUE		5,325
TOTAL LAND VALUE - MARKET		148,500
TOTAL MARKET VALUE		624,736
SOH/AGL Deduction		246,604
ASSESSED VALUE		378,132
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		328,132
TOTAL JUST VALUE		624,736
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		558,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900126	CO ISSUED	0	08/20/2019
B1900126	NEW CONSTR	320,201	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2448/1065	3/30/2021	LE	U	I	11	100
GRANTOR: MCKINLEY GREGORY L &						
GRANTEE: MCKINLEY NATHAN J &						
2299/1152	8/21/2019	WD	Q	I	01	441,800
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: MCKINLEY GREGORY L						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W19 BAS=[YR=2019] W6 U3 L3 W13 L3 D3 S47 FGR=[YR=2019] W12 S21 E12 S2 E22 N6 E2 FOP=[YR=2019] E6 N4 W6 S4$ N12 E1 N3 W25 N2$ S2 E25 S3 W1 S8 E6 S4 E2 S1 E12 N56 W19 N9$ S9 E19 N9$.

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	0810	CONCRETE A	0	100	3	17	51.00	SF	6.50	6.50	100	2019	2019	3	98	325	
2	0810	CONCRETE A	0	100	0	0	785.00	SF	6.50	6.50	100	2019	2019	3	98	5,000	

LAND DESCRIPTION

TOTAL OB/XF 5,325

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 11/08/2019 BY KWNW Total Acres: 0.00 Total Land Value: 148,500 Market: 0 Agricultural: 0 Common: 148,500 PRINTED 08/06/2024 BY SYS