

LOT 194
ESMT PT OR 1774/896
AMELIA NATIONAL #1B PB 7/191

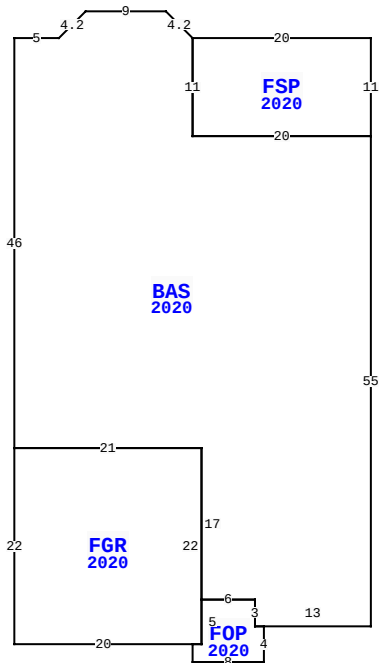
PHILLIPS WILLIAM JR & MARLENE
95129 POPLAR WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0194-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	31	HARDIE BRD 100	0500	01	2,374	117.6000	176.40	418,774	2020	2020	0	0	1.00	99.00											
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2021													Heated Area: 2018									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 100																							
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	2,018	100	2,018	352,415																					
FGR	462	55	254	44,358																					
FOP	48	30	14	2,445																					
FSP	220	40	88	15,368																					
TOTALS			2,748	2,374	414,586																				
EXTRA FEATURES			95129 POPLAR WAY, FERNANDINA BEACH																						
L N	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	0855	CONC PAVER	0 100	8	3	24.00	SF	10.00	10.00	100	2020	2020	3	99	238										
2	0855	CONC PAVER	0 100	0	0	633.00	SF	10.00	10.00	100	2020	2020	3	99	6,267										
3	0462	ST/AL FNC	0 100	150	0	600.00	SF	10.00	10.00	100	2020	2020	3	93	5,580										
4	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	96	576										
5	0861	POOL GUNIT	0 100	0	0	371.00	SF	85.00	85.00	100	2021	2021	3	95	29,958										
6	0855	CONC PAVER	0 100	0	0	793.00	SF	10.00	10.00	100	2021	2021	3	99	7,851										
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860										
8	0911	SCRN RM A	0 100	0	0	1,134.00	SF	17.50	17.50	100	2022	2022	3	97	19,250										
TOTAL OB/XF 71,580																									
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	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 08/17/2022 BY DJ Total Acres: 0.00 Total Land Value: 148,500 Market: 0 Agricultural: 0 Common: 148,500 PRINTED 08/06/2024 BY SYS																									



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		414,586
TOTAL MARKET OB/XF VALUE		71,580
TOTAL LAND VALUE - MARKET		148,500
TOTAL MARKET VALUE		634,666
SOH/AGL Deduction		228,857
ASSESSED VALUE		405,809
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		355,809
TOTAL JUST VALUE		634,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		572,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004334	SCREEN ROOM	17,000	03/18/2022
B2107862	SWIM POOL	56,860	06/16/2021
C2000789	CO ISSUED	0	08/20/2020
B2000789	NEW CONSTR	275,196	02/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2398/0720	10/05/2020	WD	Q	I	02	364,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: PHILLIPS WILLIAM F						
2164/0373	12/11/2017	SW	U	V	37	481,000
GRANTOR: WEEKLEY HOMES LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2020] W20 BAS=[YR=2020] U3 L3 W9 D3 L3 W5 S46									
FGR=[YR=2020] S22 E20 FOP=[YR=2020] S2 E8 N4 W1 N3 W6 S5									
W1\$ E1 N22 W21\$ E21 S17 E6 S3 E13 N55 W20 N11\$ S11 E20 N11\$.									