

LOT 195
ESMT PT OR 1774/896
AMELIA NATIONAL #1B PB 7/191

SHAY MICHAEL & KARA
95117 POPLAR WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0195-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	392,460
FGR	652	55	359	56,996
FOP	181	30	54	8,573
FOP	313	30	94	14,924
PTO	682	5	34	5,398
TOTALS	4,300		3,013	478,350

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	11	3	33.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0 100	0	0	852.00	SF	10.00	10.00	100	2019
3	0911	SCRN RM A	0 100	31	22	682.00	SF	17.50	17.50	100	2019
4	0462	ST/AL FNC	0 100	78	0	312.00	SF	10.00	10.00	100	2019
5	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2019

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	3,013	107.4560	161.18	485,635	2019	2019	0	0	1.50	98.50
1 SFR CUST - 100% - 2020											
Heated Area: 2472											
HX Base Yr 2020											
95117 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
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		478,350	
TOTAL MARKET OB/XF VALUE		22,030	
TOTAL LAND VALUE - MARKET		148,500	
TOTAL MARKET VALUE		648,880	
SOH/AGL Deduction		316,075	
ASSESSED VALUE		332,805	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		282,805	
TOTAL JUST VALUE		648,880	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		582,931	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1906576	SCRN ENCLSR	17,712	08/01/2019
C1909192	CO ISSUED	0	07/12/2019
B1909192	NEW CONSTR	205,000	01/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2291/0683	7/15/2019	WD Q	Q	I	02
GRANTOR: RIVERSIDE HOMES OF NO					
GRANTEE: SHAY MICHAEL & KARA					
2164/0373	12/11/2017	SW U	V	V	37
GRANTOR: WEEKLEY HOMES LLC					
GRANTEE: RIVERSIDE HOMES OF					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] U3 L3 W9 PTO=[YR=2019] N22 W31 S22 E31\$ FOP=[YR=2019] W31 S11 E28 N8 U3 R3 \$ D3 L3 S8 W28 N11 W7 S51 FGR=[YR=2019] S21 E19 S2 E11 N2 FOP=[YR=2019] E20 N8 W13 N3 W7 S11\$ N21 W30\$ E30 S10 E7 S3 E13 N61\$.											