

LOT 204
IN OR 2186/663
ESMT OR 1769/578

JOHNSON SHAIN C/HARVEY-JOHNSON AZIZA C
95013 POPLAR WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0204-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame		N/A 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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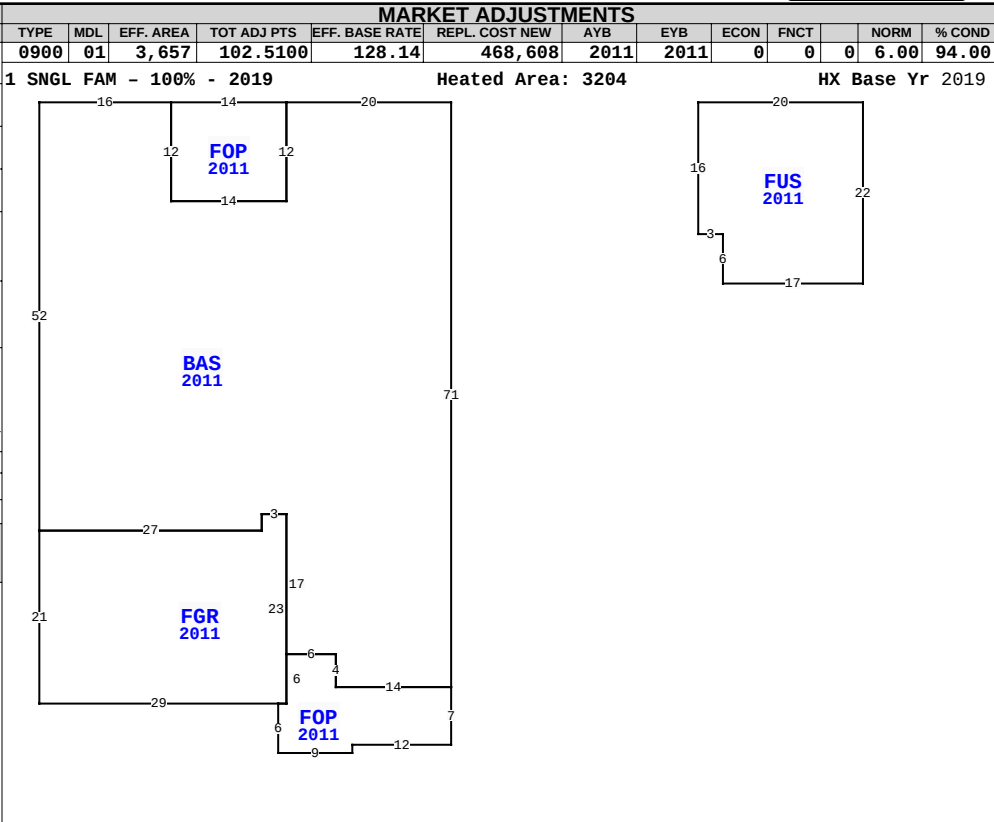
NEIGHBORHOOD/LOC	4042.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,782	100	2,782	335,096
FGR	636	55	350	42,158
FOP	168	30	50	6,023
FOP	178	30	53	6,384
FUS	422	100	422	50,831

TOTALS	4,186		3,657	440,492
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,724.00	SF	10.00	10.00
2	0462	ST/AL FNC	0 100	145	0	580.00	SF	10.00	10.00
3	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00



95013 POPLAR WAY, FERNANDINA BEACH	BLD DATE	LGL DATE	04/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0	0	1,724.00	SF	10.00	10.00	100	2011	2011	3	92	15,861	
2	0462	ST/AL FNC	0 100	145	0	580.00	SF	10.00	10.00	100	2011	2011	3	64	3,712	
3	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	81	243	

TOTAL OB/XF										19,816						
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
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

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY					STANDARD									
Tax Group: 4					Tax Dist:									
BUILDING MARKET VALUE					440,492									
TOTAL MARKET OB/XF VALUE					19,816									
TOTAL LAND VALUE - MARKET					148,500									
TOTAL MARKET VALUE					608,808									
SOH/AGL Deduction					271,169									
ASSESSED VALUE					337,639									
TOTAL EXEMPTION VALUE					HX HB VX 55,000									
BASE TAXABLE VALUE					282,639									
TOTAL JUST VALUE					608,808									
NCON VALUE					0									
INCOME VALUE														
PREVIOUS YEAR MKT VALUE					628,559									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24607	CO ISSUED	0	07/29/2011
M16145	H/AC	0	05/01/2011
B24607	NEW CONSTR	353,874	04/01/2011
E23411	NEW CONSTR	0	04/01/2011
P14735	NEW CONSTR	0	04/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2186/0663	3/28/2018	WD	Q	I	01	329,900	
GRANTOR: SCHOEN JOHN DAVID & S							
GRANTEE: JOHNSON SHAIN C & A							
2046/0921	5/16/2016	WD	U	I	37	260,000	
GRANTOR: HOWEY WILLIAM J III &							
GRANTEE: SCHOEN JOHN DAVID &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2011] W20 FOP=[YR=2011] W14 S12 E14 N12 \$ S12 W14 N12 W16 S52 FGR=[YR=2011] S21 E29 FOP=[YR=2011] S6 E9 N1 E12 N7 W14 N4 W6 S6 W1\$ E1 N23 W3 S2 W27 \$ E27 N2 E3 S17 E6 S4 E14 N71 \$ PTR=E30 FUS=[YR=2011] E20 S22 W17 N6 W3 N16 \$ W30 \$.									