

PT LOT 205
(EX OR 2417/243)
ESMT OR 1769/602

STRATON JOHN CHARLES/JOHANSON JANN MARIE
95003 POPLAR WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0205-0000



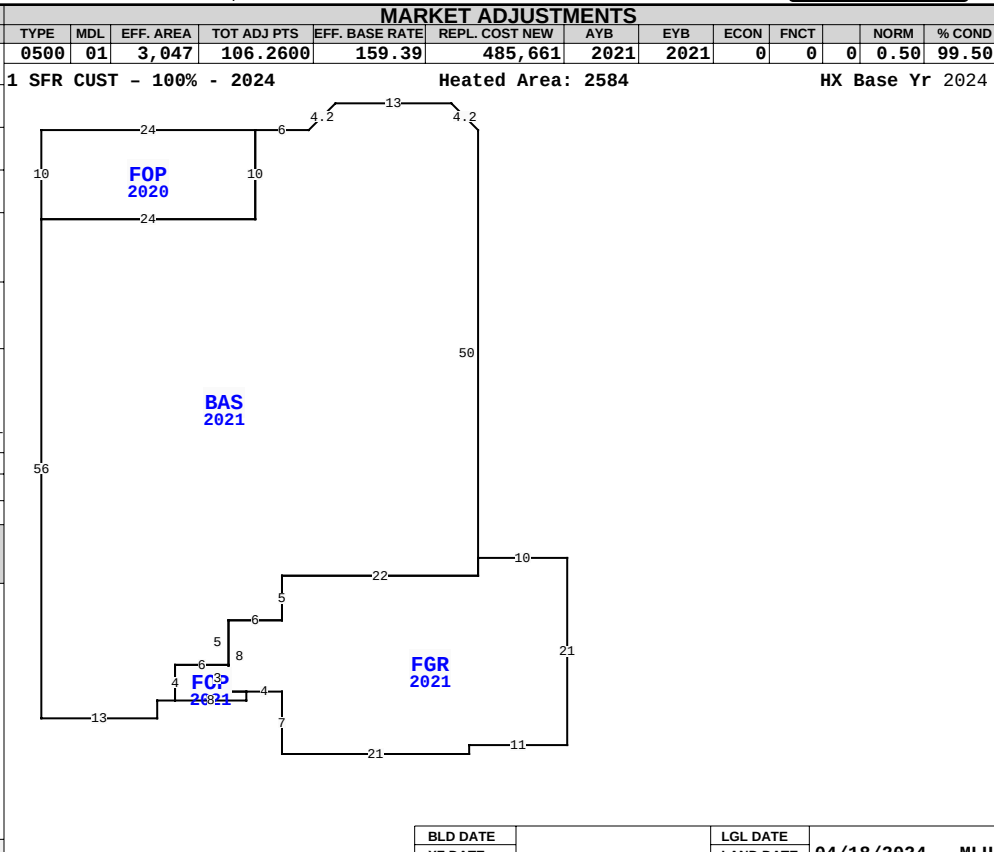
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,584	100	2,584	409,805
FGR	697	55	383	60,741
FOP	240	30	72	11,419
FOP	26	30	8	1,269
TOTALS	3,547		3,047	483,233

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	21	3	63.00	SF	10.00	10.00	100	2021
2	0855	CONC PAVER	0 100	0	0	2,217.00	SF	10.00	10.00	100	2021

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	



95003 POPLAR WAY, FERNANDINA BEACH	BLD DATE	LGL DATE	04/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	483,233		
TOTAL MARKET OB/XF VALUE	22,572		
TOTAL LAND VALUE - MARKET	165,000		
TOTAL MARKET VALUE	670,805		
SOH/AGL Deduction	0		
ASSESSED VALUE	670,805		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	620,805		
TOTAL JUST VALUE	670,805		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	599,177		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C201930	CO ISSUED	0	01/15/2021
B201930	NEW CONSTR	356,799	03/13/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2636/638	4/28/2023	WD Q	I	01	
GRANTOR: BACHELLER KEVIN S & G					
GRANTEE: STRATON JOHN CHARLE					
2587/0729	1/15/2021	WD U	I	11	100
GRANTOR: RIVERSIDE HOMES OF NO					
GRANTEE: BACHELLER KEVIN S &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] U3 L3 W13 D3 L3 W6 FOP=[YR=2020] W24 S10 E24 N10\$ S10 W24 S56 E13 N2 E2 FOP=[YR=2021] E8 N1 FGR=[YR=2021] E4 S7 E21 N1 E11 N21 W10 S2 W22 S5 W6 S8 E2 \$ W2 N3 W6 S4\$ N4 E6 N5 E6 N5 E22 N50\$.											