



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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	2,542	100	2,542	434,110
FGR	820	55	451	77,020
FOP	198	30	59	10,076
FOP	202	30	61	10,418
STR	24	10	2	342
TOTALS	3,786		3,115	531,965

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	15	3	45.00	SF	10.00	10.00	100	2020
2	0855	CONC PAVER	0 100	0	0	1,185.00	SF	10.00	10.00	100	2020
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2020
4	0911	SCRN RM A	0 100	0	0	1,383.00	SF	17.50	17.50	100	2021
5	0861	POOL GUNIT	0 100	0	0	466.00	SF	85.00	85.00	100	2021
6	0855	CONC PAVER	0 100	0	0	917.00	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	000134	C	SFR POND	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	3,115	115.0000	172.50	537,338	2020	2020	0	0	1.00	99.00
1 SFR CUST - 100% - 2021											
Heated Area: 2542											
HX Base Yr 2021											

95008 POPLAR WAY, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/18/2024 MLU											

TOTAL OB/XF											
84,859											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
531,965											
TOTAL MARKET OB/XF VALUE											
84,859											
TOTAL LAND VALUE - MARKET											
165,000											
TOTAL MARKET VALUE											
781,824											
SOH/AGL Deduction											
259,771											
ASSESSED VALUE											
522,053											
TOTAL EXEMPTION VALUE											
HX HB VX											
55,000											
BASE TAXABLE VALUE											
467,053											
TOTAL JUST VALUE											
781,824											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
760,809											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B210885	SWIM POOL	67,190	01/26/2021
C202890	CO ISSUED	0	12/22/2020
B202890	NEW CONSTR	359,524	04/16/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2452/0393	3/25/2021	QC	U	I	11	100	
GRANTOR: BOSTICK ROBERT B & LI							
GRANTEE: BOSTICK ROBERT B &							
2414/0618	11/23/2020	WD	Q	I	01	567,000	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: BOSTICK ROBERT B &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] U3 L3 W9 D3 L3 FOP=[YR=2020] W17 S10 R2 D2 E15 N12\$ S12 W15 U2 L2 N10 W18 S52 FGR=[YR=2020] S26 E20 N1 E12 N5 STR=[YR=2020] E8 N3 FOP=[YR=2020] E10 N11 W18 S11 E8\$ W8 S3\$ N20 W32 \$ E32 S6 E18 N58\$.											