

LOT 209
IN OR 2445/22
AMELIA NATIONAL #1B PB 7/191

WALDEN CHRISTOPHER & CHRISTINA
95050 POPLAR WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0209-0000



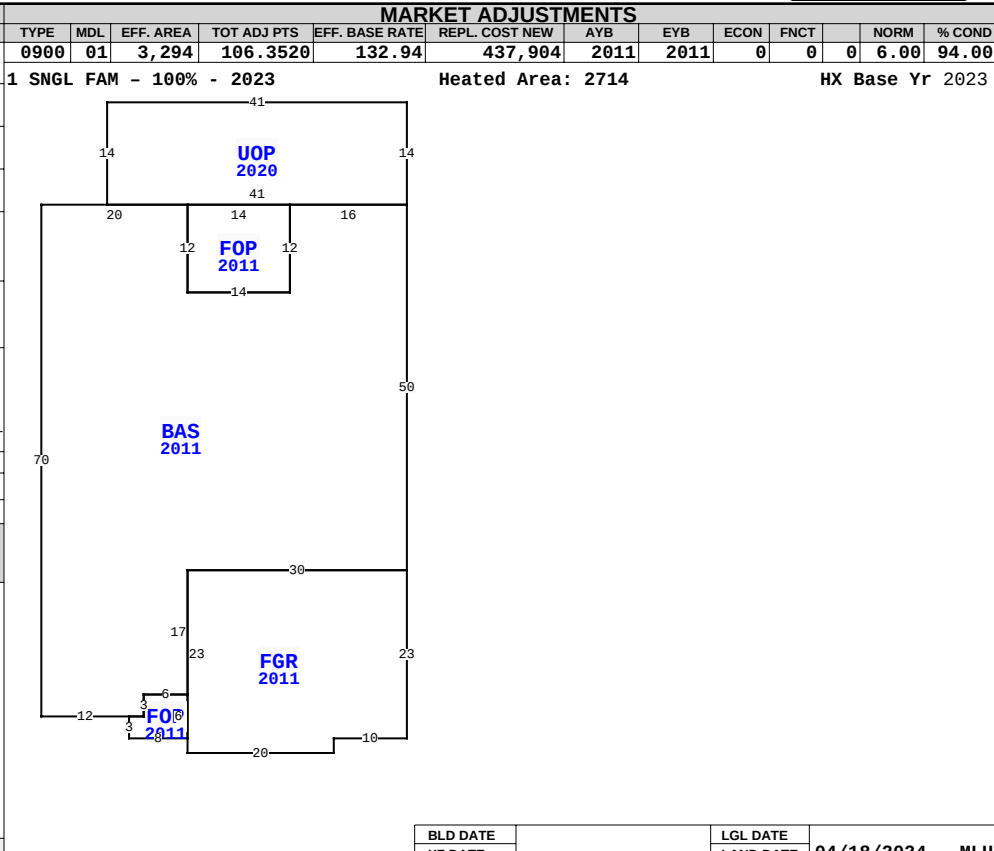
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,714	100	2,714	339,151
FGR	730	55	402	50,235
FOP	42	30	13	1,624
FOP	168	30	50	6,248
UOP	574	20	115	14,371
TOTALS	4,228		3,294	411,630

EXTRA FEATURES											
L N	OB/XF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	0	968.00	SF	10.00	10.00	
2	0462	ST/AL FNC	0	100	100	0	400.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	



95050 POPLAR WAY, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	
			04/18/2024	MLU

TOTAL OB/XF											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE			411,630
TOTAL MARKET OB/XF VALUE			12,026
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			588,656
SOH/AGL Deduction			0
ASSESSED VALUE			588,656
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			538,656
TOTAL JUST VALUE			588,656
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			598,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24362	CO ISSUED	0	05/05/2011
M16013	H/AC	0	03/01/2011
P14668	NEW CONSTR	0	03/01/2011
B24362	NEW CONSTR	310,935	02/01/2011
E23266	ELEC OTHER	0	02/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2445/0022	3/22/2021	WD	Q	I	01
GRANTOR: JOWERS SEAN M & ANNA					SALE PRICE
GRANTEE: WALDEN CHRISTPHER R					440,000
1911/0823	4/08/2014	WD	Q	I	01
GRANTOR: PARKER JAMES DAVID &					282,500
GRANTEE: JOWERS SEAN M					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2020] N14 W41 S14 E41\$ BAS=[YR=2011] W16											
FOP=[YR=2011] W14 S12 E14 N12 \$ S12 W14 N12 W20 S70 E12											
FOP=[YR=2011] S3 E8 FGR=[YR=2011] S2 E20 N2 E10 N23 W30 S23											
\$ N6 W6 S3 W2 \$ E2 N3 E6 N17 E30 N50\$.											