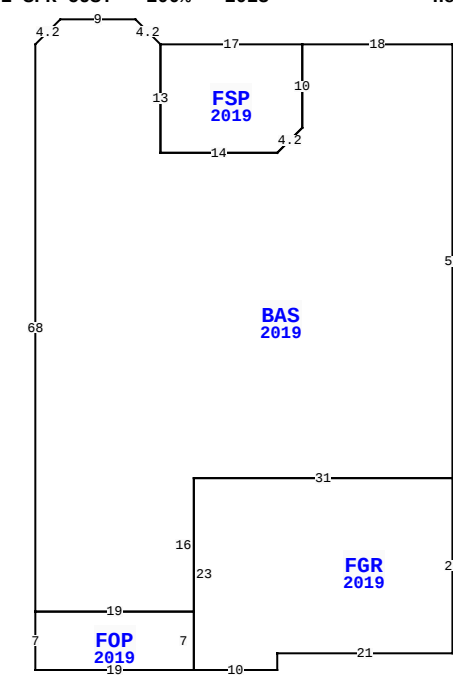


ASPER CECILIA AQUINO REV TRUST/ASPER CECILIA AQUINO
95090 POPLAR WAY
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0212-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION							VALUATION SUMMARY										PAGE 1 of 1		4																	
Exterior Wall		10	ABOVE AVG 100							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FF.	NORM	% COND	VALUATION BY				STANDARD												
Roof Structur		08	IRREGULAR 100							0500	01	3,220	108.3760	162.56	523,443	2019	2019	0	0	0	1.50	98.50	Tax Group: 4				Tax Dist:												
Roof Cover		03	COMP SHNGL 100							1 SFR CUST - 100% - 2023										Heated Area: 2724										HX Base Yr 2023									
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			3 100																																				
Bathrooms			3 100																																				
Frame		02	WOOD FRAME 100																																				
Stories		1.	1. 100																																				
Units		00	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	2,724	100	2,724	436,171																																			
FGR	671	55	369	59,085																																			
FOP	133	30	40	6,404																																			
FSP	217	40	87	13,931																																			
TOTALS		3,745	3,220	515,591														BLD DATE				LGL DATE		04/18/2024		MLU													
EXTRA FEATURES									95090 POPLAR WAY, FERNANDINA BEACH										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	10	3	30.00	SF	10.00	10.00	100	2019	2019	3	98	294																								
2	0855	CONC PAVER	0 100	0	0	853.00	SF	10.00	10.00	100	2019	2019	3	98	8,359																								
3	0462	ST/AL FNC	0 100	144	0	576.00	SF	10.00	10.00	100	2019	2019	3	90	5,184																								
4	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570																								
5	0861	POOL GUNIT	0 100	0	0	436.00	SF	85.00	85.00	100	2024	2023		100	37,060																								
6	0912	SCRN RM G	0 100	0	0	864.00	SF	20.00	20.00	100	2024	2023		100	17,280																								
7	0855	CONC PAVER	0 100	0	0	1,428.00	SF	10.00	10.00	100	2024	2023		100	14,280																								
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000																								
LAND DESCRIPTION										TOTAL OB/XF										85,027																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000																						